DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

G. 1656 Ridgewood Drive, Dave Price. Alterations to a historic house and constructing an expanded front portico. **1248364.**

Built in 1928 (18 003 05 018)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

04-00 1656 Ridgewood Drive. Multiple locations (DH), MediaOne of Colorado, Inc. Installation of power supply equipment unit for cable upgrade on a pad beside the street. **Approved.**

Summary

The applicant has submitted a proposed renovation of a historic house for review and comment only at this time. The proposed renovation will include modifications to the front elevation of the house, including new windows, new stucco and half timbering to replace existing façade materials, and the replacement of the existing front stoop with a new front portico. The larger renovation project will include a rear addition with a breezeway to a new garage with an accessory dwelling unit and pool in the backyard of the property.

Recommendation

Comments from Staff. Renovation of the house, including the replacement of exterior materials in-kind such as the stucco and half-timbering elements on the front elevation of the house and the windows on all elevations, appears appropriate as these materials and features are dilapidated and maintenance of the property is required in order to ensure the integrity of the structure.

Additional documentation will need to be provided for the other elements of the proposed scope of work, including the demolition and construction of the portico on the façade of the house as well as the proposed work on the rear of the property, including the proposed garage, accessory structure, and pool.

For the proposed portico, staff recommends that the applicant provide documentation for the existing front stoop structure, as it appears that it may not be original to the house and is therefore nonhistoric; furthermore, the applicant should also provide documentation to support that the new portico is consistent with those of existing historic house within the area of influence without creating a false sense of history in accordance with Guidelines 7.2.3 and 7.3.1.

For the proposed work on the rear of the property, architectural drawings for the proposed garage and accessory structure, a list of materials, and a details site plan showing the placement of the garage, accessory structure, and pool, will need to be provided as well. A landscaping plan showing the required fencing for the installation of a pool, the removal of trees, and the installation of new vegetation is required as well.

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.

6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

> Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

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 and should be fully reversible

6.1.3 *Entrances and Porches* (p53) Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.

6.1.3 *Entrances and Porches* (p54) Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

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 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. 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.

6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater that most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

6.1.5 *Roofs, Chimneys, and Dormers* (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.

6.1.6 *Foundations* (p57) Guideline – Work involving foundations should, to the extent possible, preserve original appearances and materials. The primary issues in Druid Hills will be repair and maintenance and the application of inappropriate surface treatments such as stucco (see guidelines under *Section 6.1.1 Exterior Materials*). Where additions are made to houses with granite foundations, the addition's foundation may use a veneer stone if it matches the existing in color, pattern, and mortar.

6.1.7 *Gutters* (p58) Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.

6.1.8 *Gutters* (p58) Guideline - New downspouts should be along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.

6.2 *Mechanical Services* (p58) Guideline – The installation of exterior mechanical services, such as HVAC units and solar panels, shall be done in a manner that does not detract from the historic integrity of the building. It is best to install exterior mechanical elements on the side or rear of a property, in order to avoid disrupting the front elevation of the building and keeping it out of sight from the right-of-way. In the event, however, that the installation of a mechanical service on the front of the property cannot be avoided, it should be done so in a manner that decreases its visible impact; this may be accomplished through landscaping with appropriate plantings and vegetation.

6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.

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.

7.3.1 *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) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

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.

7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

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.

7.3.3 *Demolition and Relocation (p75) Guideline* - Demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare requires the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district.

7.3.3 *Demolition and Relocation (p76) Guideline* – In applying for the demolition of a historic structure, the applicant must submit a historic structure report with a statement regarding the feasibility that the structure may be rehabilitated. The historic structure report must be completed by a Secretary of the Interior qualified licensed preservation architect or licensed structural engineer.

7.3.3 *Demolition and Relocation (p76) Guideline* – If approved, the demolition of a historic structure should be completed in a manner that will preserve the historic landscape of the area and not cause harm or have an adverse impact on the historic district.

7.3.3 *Demolition and Relocation (p76) Guideline* – If approved, the demolition of a historic structure should be completed in a manner that will salvage historic material and architectural details, such as timber, windows, doors, flooring, and other fixtures, that may be recycled or reused for future construction.

7.3.3 *Demolition and Relocation (p76) Guideline* – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure's place.

8.1 *Open Space and Parkland Preservation and Conservation* (p77) Guideline - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer

the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.

8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.

8.2 *Trees* (p78) Guideline –The removal of five (5) or more mature specimen trees that are not deemed dead, diseased, or hazardous by the County arborist, shall be reviewed by the preservation commission. The planting of replacement trees may be required to maintain the historic grounds and landscaping of a property or area.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.

9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

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) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.

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.

9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
2) Compare the existing landscape with the documented historic landscape;
3) Identify any features that are part of the historic landscape;
4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
5) Identify site needs, develop a program for the site (circulation versus planting zone); and
6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department
Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1656 Ridgewood Drive

Property Parcel ID Number: 18 003 05 018

Date of construction of all structures on the property: 1928
This information can be found in the DeKalb County property accessory and tax records database.

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Applicant Name: David Price - Price Residential Design

[redacted]

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

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Owner(s): Michelle and Ryan Graham Email: _____

[redacted]

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:

The first meeting will be Review and Comment as we seek to modify a historic home, including the front elevation, with new windows, new stucco and half-timbering, and new (and expanded) front portico. The larger project will include a rear addition with a breezeway to a garage and grandparent cottage and pool in the rear yard.

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 ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant: David W. Price

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: Michelle + Ryan Graham

being owner(s) of the property at: 1656 Ridgewood Road Atlanta, GA 30307

hereby delegate authority to: Dave Price - Price Residential Design

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

Signature of Owner(s): M Graham

Date: 9.30.26

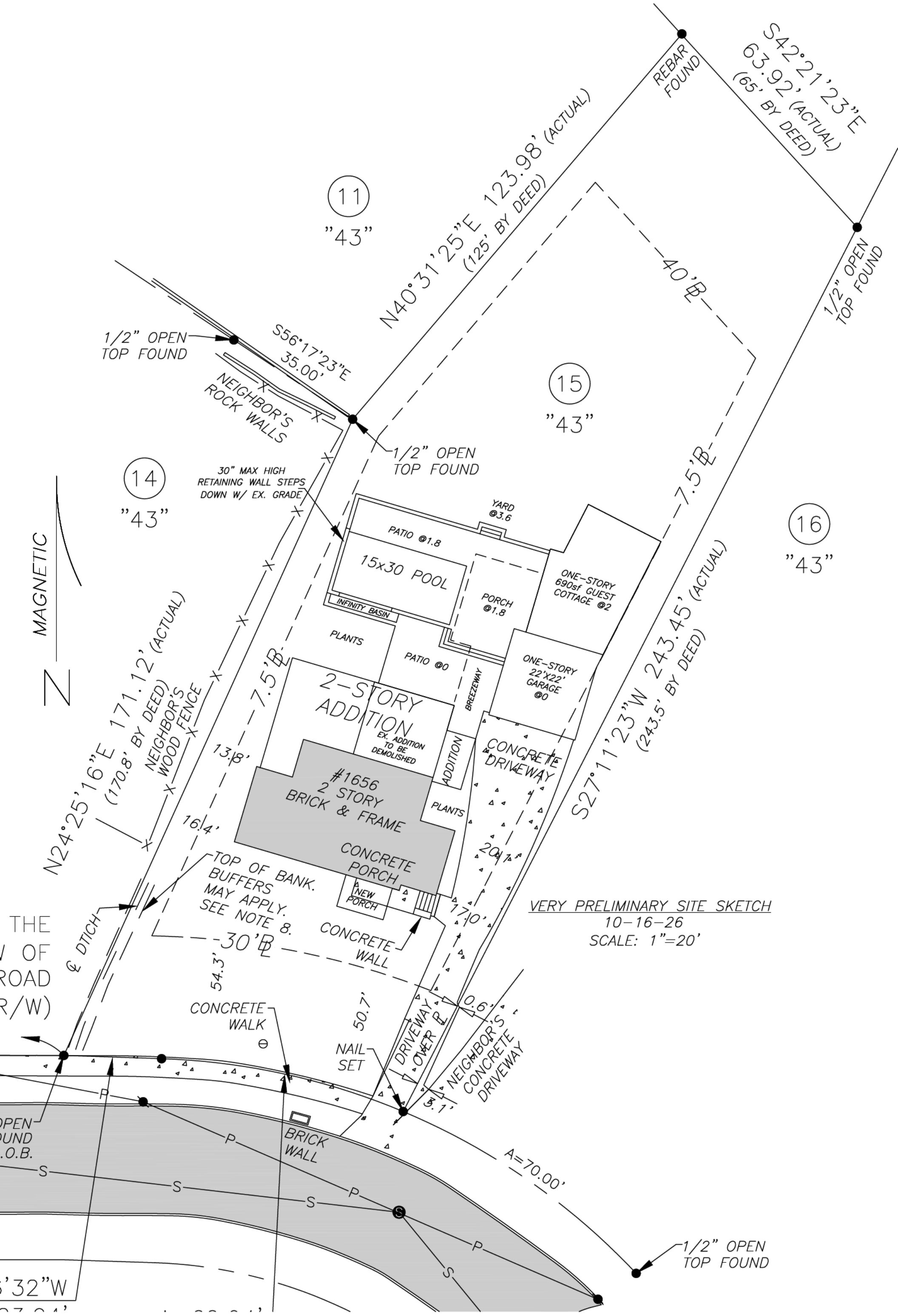
Please review the following information

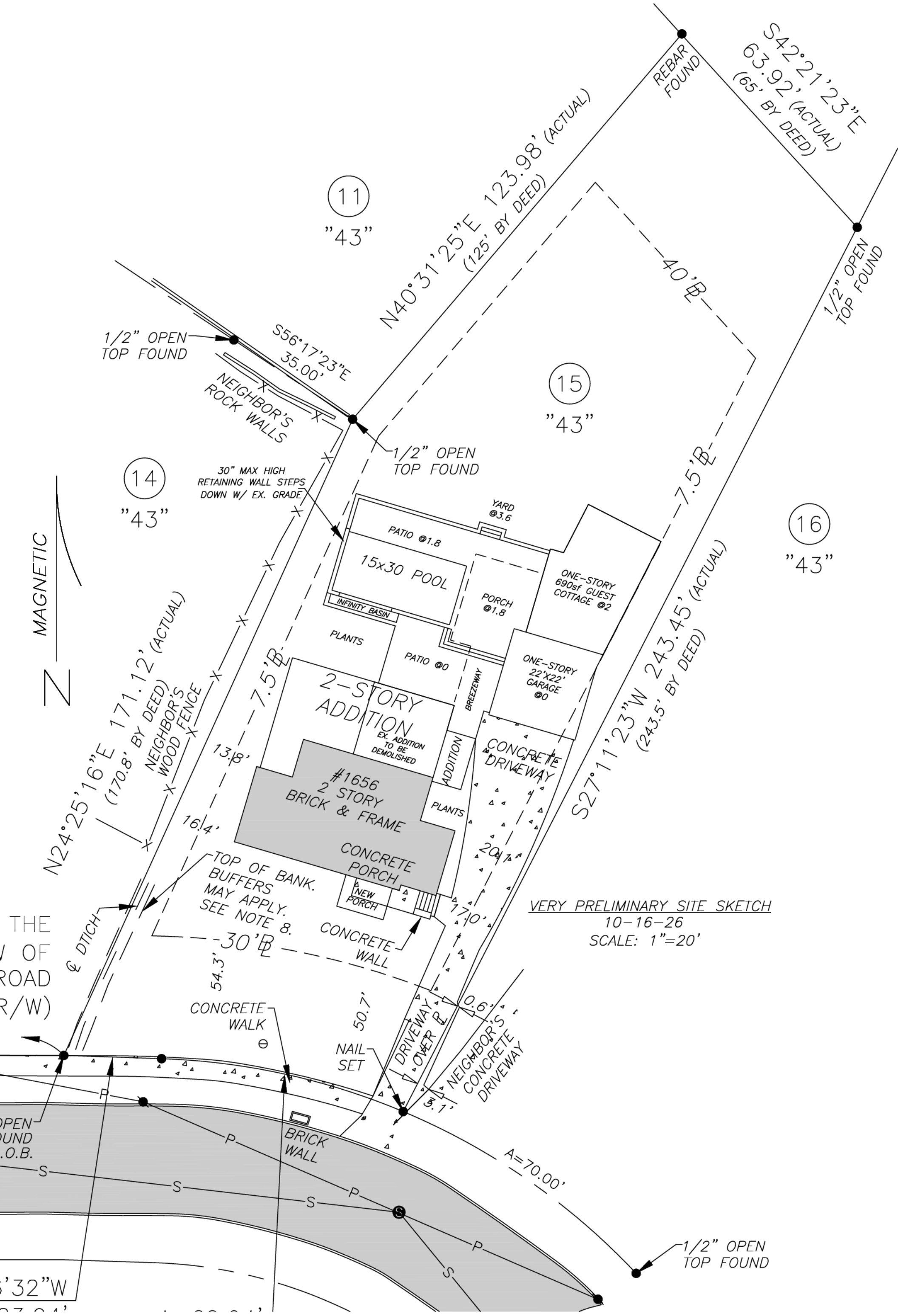
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

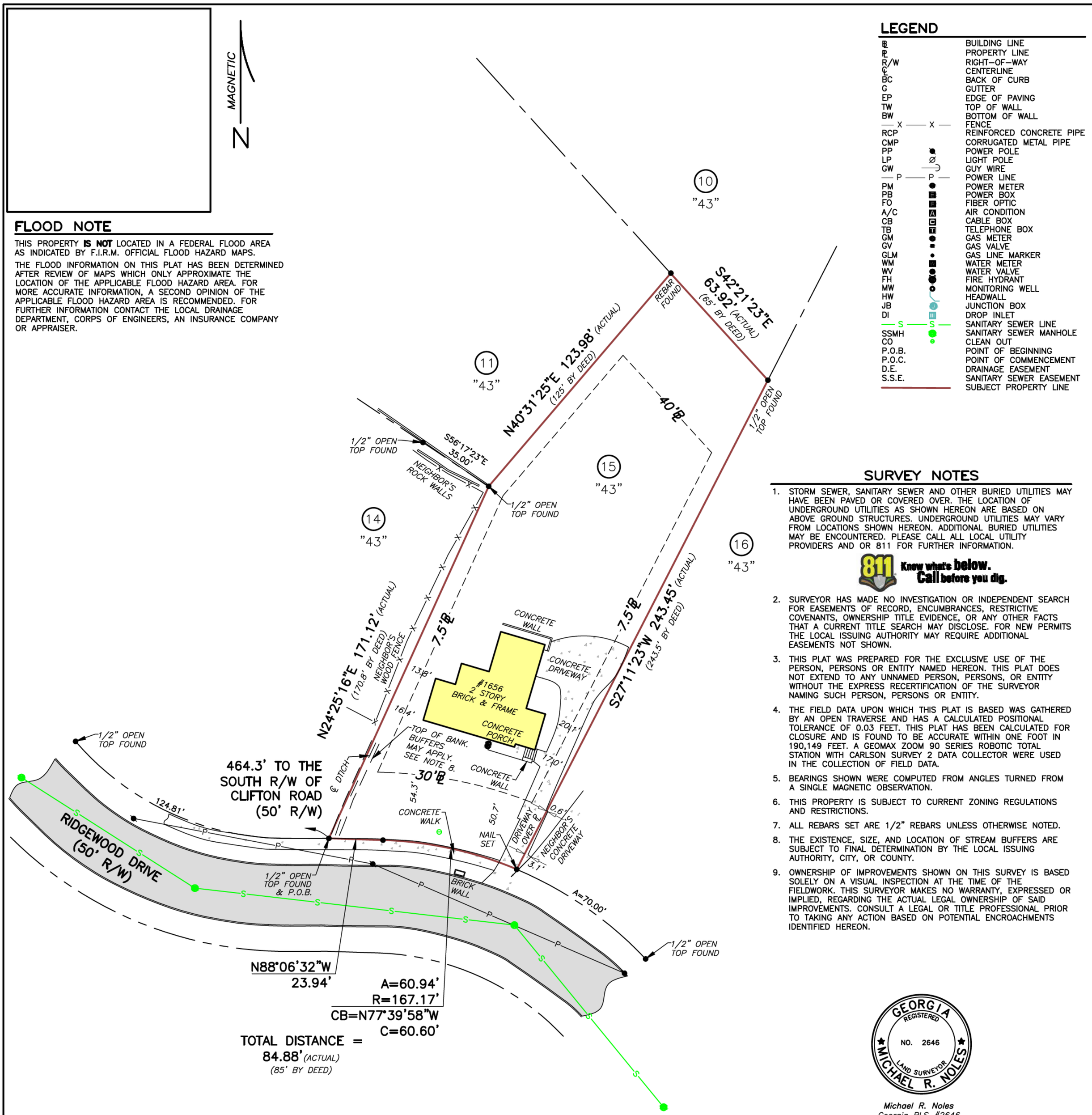
Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.


REBAR FOUND
S42°21'23"E
63.92' (ACTUAL)
(65' BY DEED)
11
"43"
N40°31'25"E 123.98' (ACTUAL)
(125' BY DEED)
40'℄
1/2" OPEN TOP FOUND
1/2" OPEN TOP FOUND
S56°17'23"E
35.00'
NEIGHBOR'S ROCK WALLS
15
"43"
14
"43"
30" MAX HIGH RETAINING WALL STEPS DOWN W/ EX. GRADE
16
"43"
MAGNETIC
N24°25'16"E 171.12' (ACTUAL)
(170.8' BY DEED)
NEIGHBOR'S WOOD FENCE
7.5'℄
YARD @3.6
PATIO @1.8
15x30 POOL
INFINITY BASIN
PORCH @1.8
ONE-STORY 690sf GUEST COTTAGE @2
PLANTS
PATIO @0
2-STORY ADDITION
EX. ADDITION TO BE DEMOLISHED
BREEZEWAY
ONE-STORY 22'X22' GARAGE @0
ADDITION
CONCRETE DRIVEWAY
#1656
2 STORY
BRICK & FRAME
PLANTS
CONCRETE PORCH
NEW PORCH
13.8'
16.4'
20.1'
17.10'
S27°11'23"W 243.45' (ACTUAL)
(243.5' BY DEED)
TOP OF BANK.
BUFFERS MAY APPLY.
SEE NOTE 8.
℄ DTICH
30'℄
54.3'
CONCRETE WALK
CONCRETE WALL
50.7'
NAIL SET
DRIVEWAY OVER ℄
0.6'
NEIGHBOR'S CONCRETE DRIVEWAY
3.1'
BRICK WALL
A=70.00'
1/2" OPEN TOP FOUND
VERY PRELIMINARY SITE SKETCH
10-16-26
SCALE: 1"=20'


REBAR FOUND
S42°21'23"E
63.92' (ACTUAL)
(65' BY DEED)
11
"43"
N40°31'25"E 123.98' (ACTUAL)
(125' BY DEED)
40'℄
1/2" OPEN TOP FOUND
1/2" OPEN TOP FOUND
S56°17'23"E
35.00'
NEIGHBOR'S ROCK WALLS
15
"43"
14
"43"
30" MAX HIGH RETAINING WALL STEPS DOWN W/ EX. GRADE
16
"43"
MAGNETIC
N24°25'16"E 171.12' (ACTUAL)
(170.8' BY DEED)
NEIGHBOR'S WOOD FENCE
7.5'℄
YARD @3.6
PATIO @1.8
15x30 POOL
INFINITY BASIN
PORCH @1.8
ONE-STORY 690sf GUEST COTTAGE @2
PLANTS
PATIO @0
2-STORY ADDITION
EX. ADDITION TO BE DEMOLISHED
BREEZEWAY
ONE-STORY 22'X22' GARAGE @0
ADDITION
CONCRETE DRIVEWAY
#1656
2 STORY
BRICK & FRAME
PLANTS
CONCRETE PORCH
NEW PORCH
13.8'
16.4'
20.1'
17.10'
S27°11'23"W 243.45' (ACTUAL)
(243.5' BY DEED)
TOP OF BANK.
BUFFERS MAY APPLY.
SEE NOTE 8.
℄ DTICH
30'℄
54.3'
CONCRETE WALK
CONCRETE WALL
50.7'
NAIL SET
DRIVEWAY OVER ℄
0.6'
NEIGHBOR'S CONCRETE DRIVEWAY
3.1'
BRICK WALL
A=70.00'
1/2" OPEN TOP FOUND
VERY PRELIMINARY SITE SKETCH
10-16-26
SCALE: 1"=20'



FLOOD NOTE

THIS PROPERTY **IS NOT** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,149 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. OWNERSHIP OF IMPROVEMENTS SHOWN ON THIS SURVEY IS BASED SOLELY ON A VISUAL INSPECTION AT THE TIME OF THE FIELDWORK. THIS SURVEYOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ACTUAL LEGAL OWNERSHIP OF SAID IMPROVEMENTS. CONSULT A LEGAL OR TITLE PROFESSIONAL PRIOR TO TAKING ANY ACTION BASED ON POTENTIAL ENCROACHMENTS IDENTIFIED HEREON.

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

ZONING INFORMATION

DEKALB COUNTY R-75
- MINIMUM LOT WIDTH: 75 FEET
- MINIMUM LOT AREA: 10,000 SQUARE FEET
- FRONT SETBACK (MJR. THGHFARE.): 45 FT
- FRONT SETBACK (MNR. THGHFARE.): 35 FT
- FRONT SETBACK (COLLECTOR ST.): 30 FT
- MINIMUM SIDE SETBACK: 7.5 FEET
- MINIMUM REAR SETBACK: 40 FEET
- MAXIMUM LOT COVERAGE: 35%
- MINIMUM FLOOR AREA: 1,600 SQUARE FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

NO.	REVISIONS	DATE	DB
.	.	.	.

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF EDWARD ROBERTSON MALLARD & KAREN ROBYN MALLARD DEED BOOK 25578 PAGE 515 DEKALB COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles *Georgia RLS No. 2646* *10-5-26*

McCLUNG SURVEYING
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
MICHELLE GRAHAM
RYAN GRAHAM

1656 RIDGEWOOD DRIVE
ATLANTA, GEORGIA

TOTAL AREA= 0.492± ACRES
OR 21,420± SQ. FT.

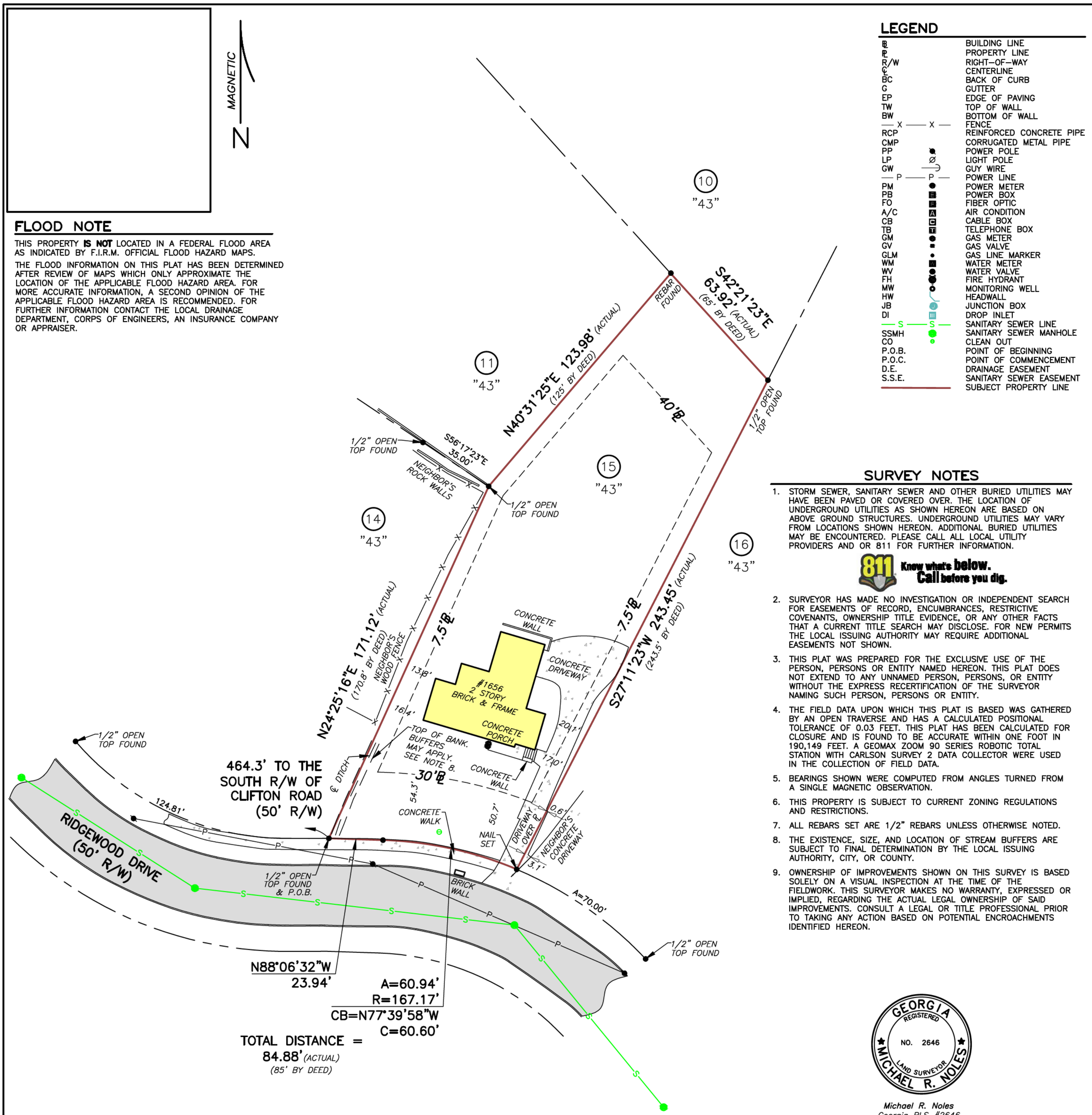
30' 15' 0' 30' 60'
SCALE IN FEET

DB: PH

LOT 15 BLOCK "43"
DRUID HILLS

LAND LOT 3
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 10-5-26
FIELD: 10-1-26 SCALE: 1"=30' JOB#269574

PB
PG



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SURVEY FOR
MICHELLE GRAHAM
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1656 RIDGEWOOD DRIVE
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TOTAL AREA= 0.492± ACRES
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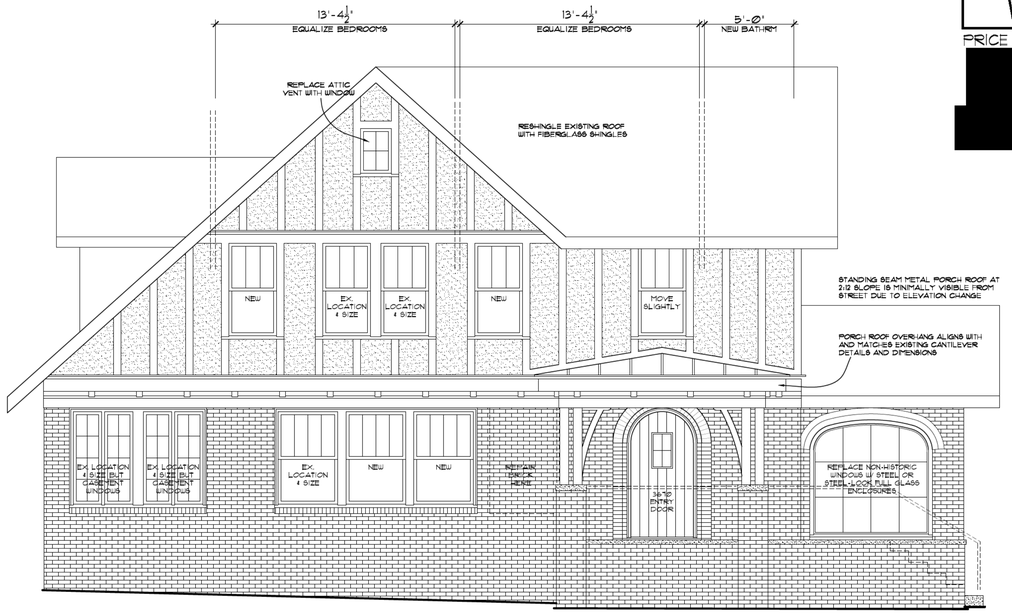
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LAND LOT 3
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 10-5-26
FIELD: 10-1-26 SCALE: 1"=30' JOB#269574

PB
PG



EXISTING SMALL PORTICO ROOF W/
NON-ORIGINAL CORBEL SUPPORTS IS SAGGING
AND MUST BE REMOVED AND REBUILT



REPLACE ALL WINDOWS AND FALSE HALF-TIMBERING W/ MASONRY STUCCO BECAUSE OF SEVERE DILAPIDATION

EXPAND STOOP WITH MATCHING BRICK AND NEW METAL PORCH ROOF

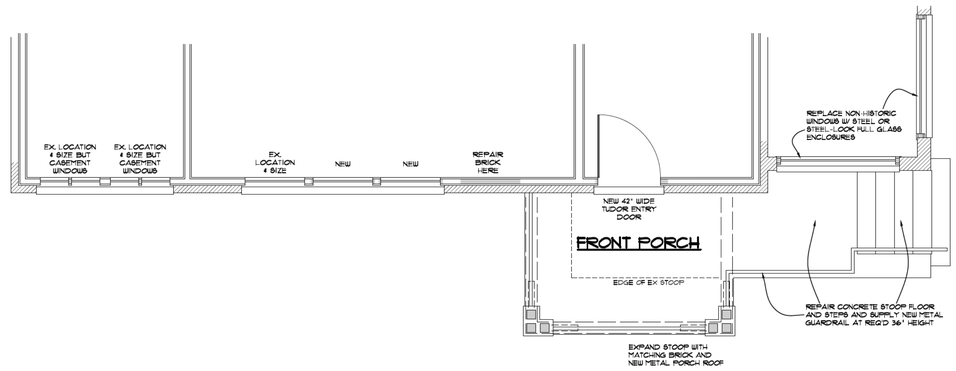
REPAIR CONCRETE STOOP FLOOR AND STEPS AND SUPPLY NEW METAL GUARDRAIL AT REQ'D 36" HEIGHT











PRICE RESIDENTIAL DESIGN

[redacted]

GRAHAM RESIDENCE
1656 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN

REVIEW AND COMMENT

0' 1' 2' 3' 4' 5' 10' 20'

GRAHAM RESIDENCE
1656 RIDGEWOOD DR
ATLANTA, GEORGIA

FRONT ELEVATION

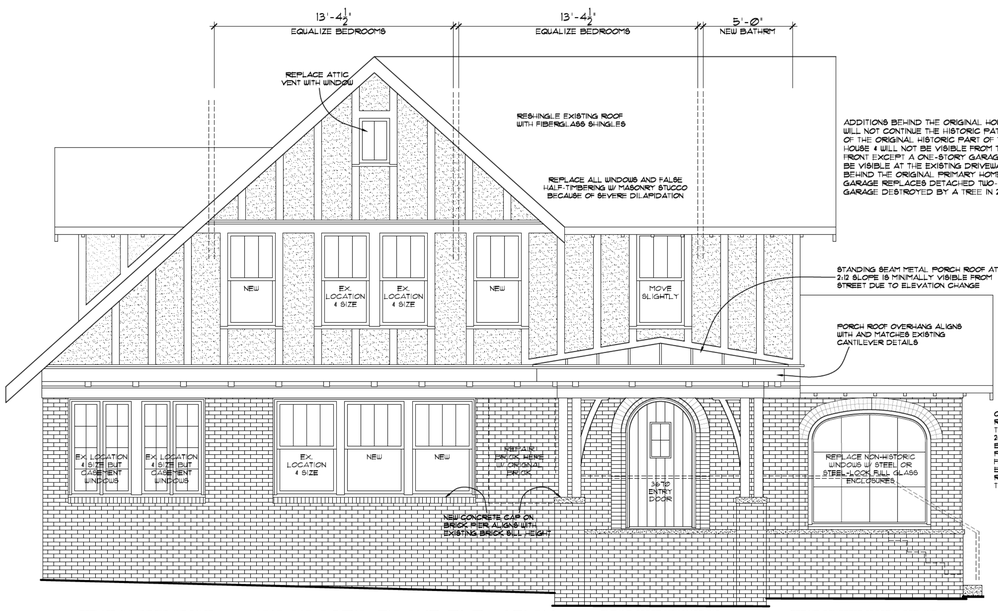
SHEET A-1

OCTOBER 16, 2026



EXISTING FRONT ELEVATION
SCALE: ¼" = 1'-0"

EXISTING SMALL PORTICO ROOF W/ NON-ORIGINAL CORBEL SUPPORTS IS SAGGING AND MUST BE REMOVED AND REBUILT



PROPOSED FRONT ELEVATION
SCALE: ¼" = 1'-0"







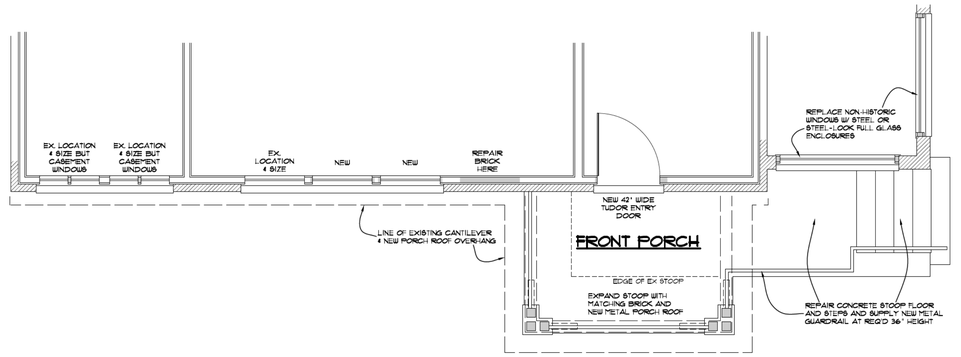




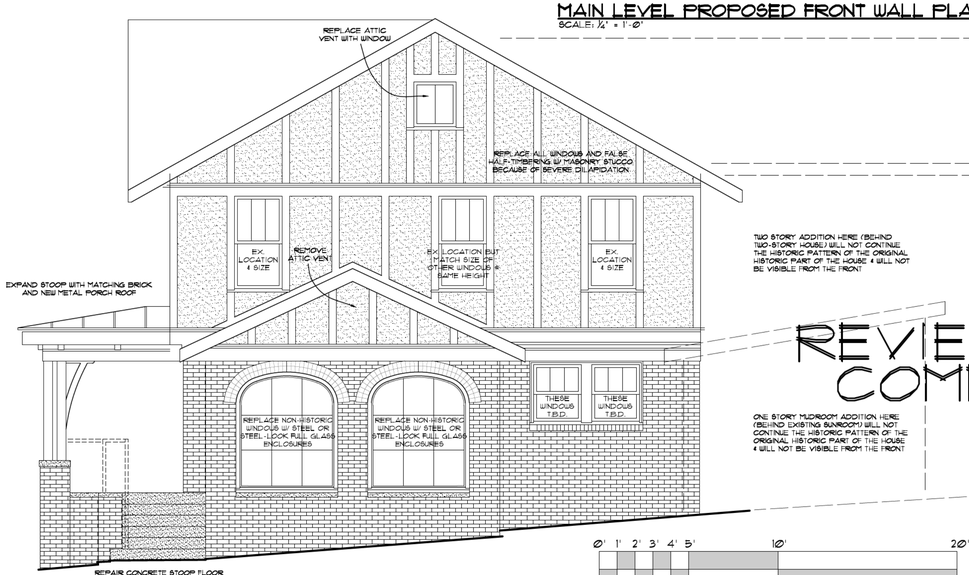


EXISTING RIGHT ELEVATION
SCALE: ¼" = 1'-0"

ORIGINAL HOUSE PORTION ONLY
EXISTING NON-HISTORIC ADDITION WILL BE DEMOLISHED



MAIN LEVEL PROPOSED FRONT WALL PLAN
SCALE: ¼" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: ¼" = 1'-0"

ORIGINAL HOUSE PORTION ONLY

PRICE RESIDENTIAL DESIGN

GRAHAM RESIDENCE
1656 RIDGEWOOD DRIVE

REVIEW AND COMMENT

GRAHAM RESIDENCE
1656 RIDGEWOOD DR
ATLANTA, GEORGIA

FRONT ELEVATION

SHEET A-1

NOVEMBER 2, 2026

Price Residential Design

1656 Ridgewood Drive – general dilapidation – see “detail shots” ZIP file for many many more close-up photos. Inspection report dated 10/31/26 has found windows have lead paint on the interior and exterior.











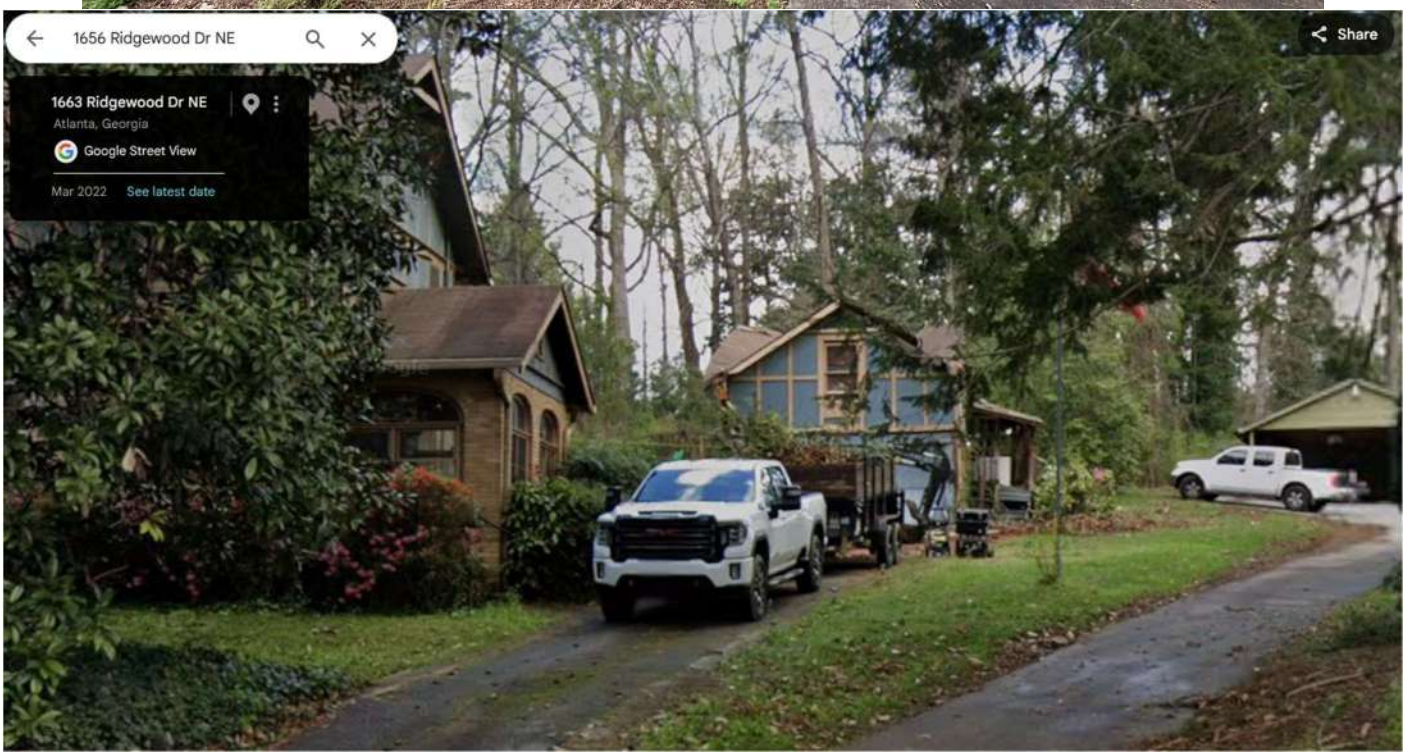












Google street view from 2022 showing two-story garage with side porch, damaged by tree













































































































