



DeKalb County  
GEORGIA

**RECEIVED**

By Rachel Bragg at 4:44 pm, Jun 24, 2021

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Application for Certificate of Appropriateness**

Date Received: 6/25/2021 Application No.: \_\_\_\_\_

Address of Subject Property: 1815 S. Ponce de Leon Ave. Atlanta, GA 30307

Applicant: Metro Engineering & Surveying Co. E-Mail: melliott@metro-engineering.com

Applicant Mailing Address: 1969 Hwy 20 W McDonough, GA 30253

Applicant Phone(s): 770-707-0777

Fax: 770-707-0755

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

Owner(s): CRC, Inc. E-Mail: \_\_\_\_\_

Contact: Ms. Ellen A. Wyche E-Mail: ewyche@wychegrp.com

Owner(s) Mailing Address: 3500 Valley Rd NW  
Atlanta, Georgia 30305

Owner(s) Telephone Number: 404-376-1694

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Approximately 50 years

Nature of work (check all that apply):

- New construction
- Demolition
- Addition
- Moving a building
- Other building changes
- New accessory building
- Landscaping
- Fence/Wall
- Other environmental changes
- Sign installation or replacement
- Other

Description of Work: see attachment

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). An incomplete application will not be accepted.

[Signature] 6/25/2021  
Signature of Applicant/Date  
Revised 10/5/2020

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, CRC, Inc.  
being owner(s) of the property at 1815 S. Ponce De Leon Ave Atlanta, GA 30307  
hereby delegate authority to Michael H. Elliott Jr. of Metro Engineering & Surveying Co.  
to file an application for a certificate of appropriateness in my/our behalf.

*Henry M. Wyche, Chair, CRC, Inc. Trustees*

Signature of Owner(s)

June 24, 2021

Date

**Please review the following information**

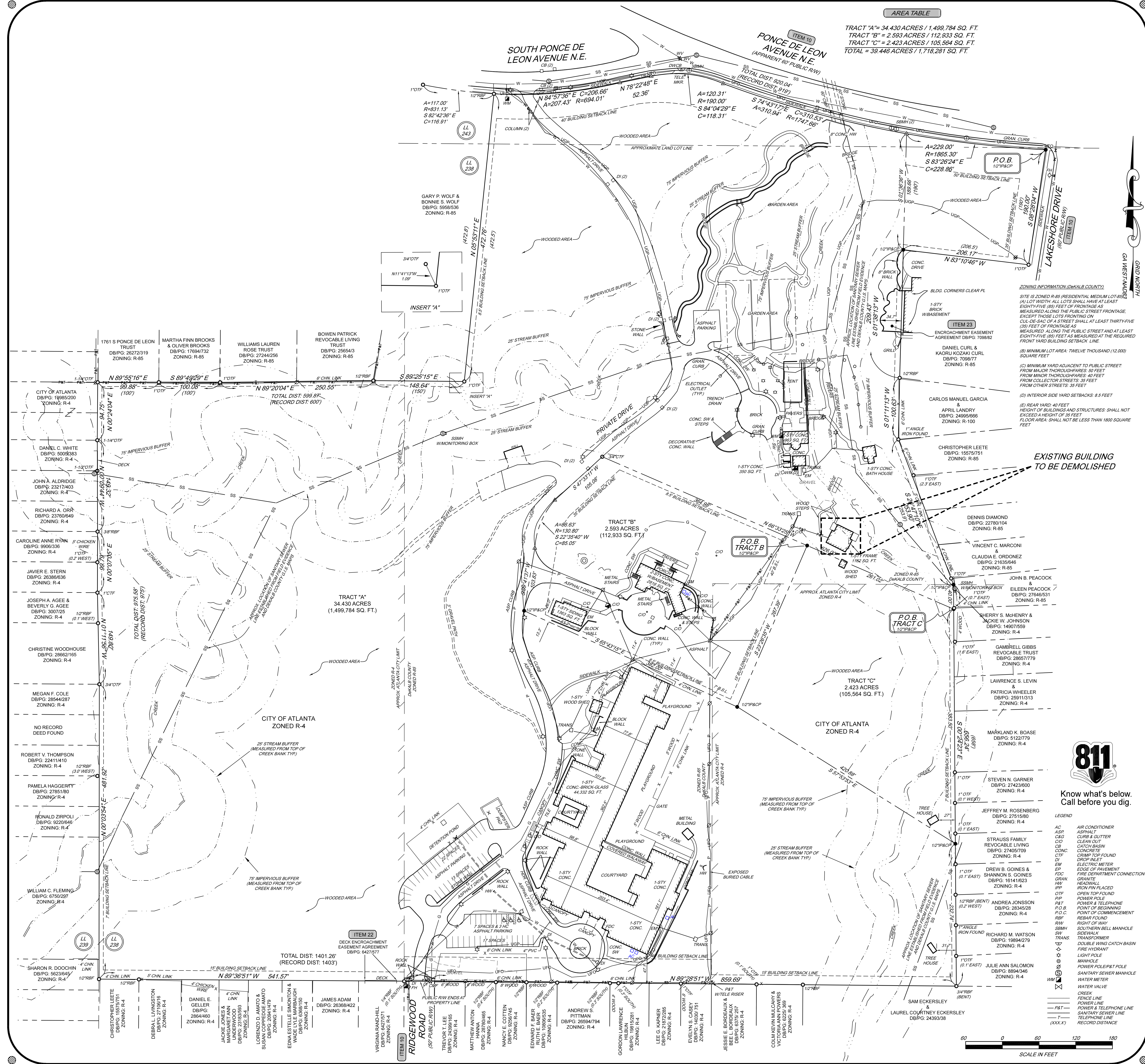
**Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.**

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.





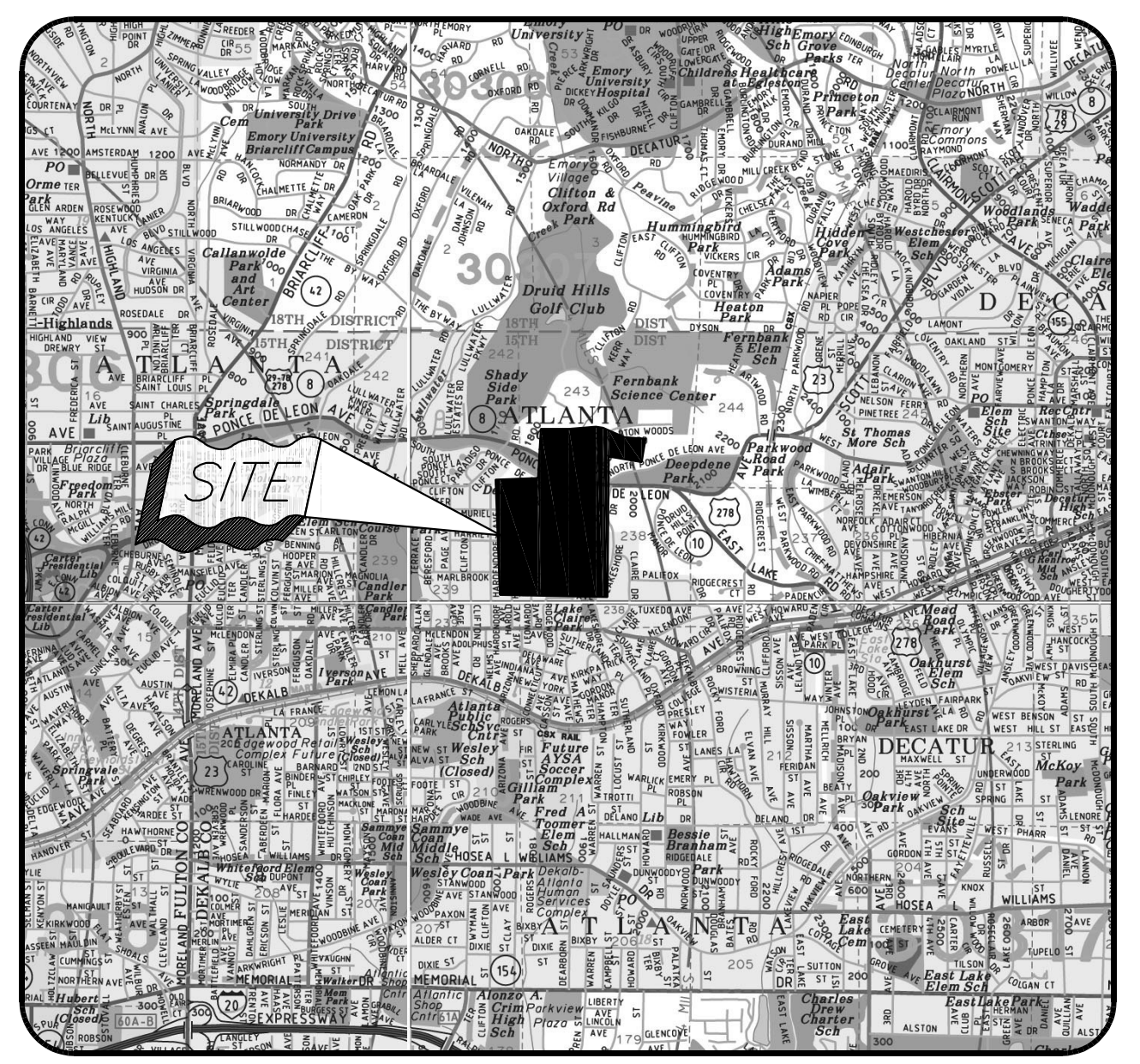
**AREA TABLE**

TRACT "A" = 34.430 ACRES / 1,499,784 SQ. FT.  
 TRACT "B" = 2.593 ACRES / 112,933 SQ. FT.  
 TRACT "C" = 2.423 ACRES / 105,564 SQ. FT.  
 TOTAL = 39.446 ACRES / 1,718,281 SQ. FT.

**SURVEYORS NOTES**

- CLOSURE STATEMENT**
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 16,316 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 130,373 FEET.
- EQUIPMENT AND FIELD SURVEY STATEMENT**
- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION.
  - FIELD SURVEY WAS COMPLETED ON 12-22-20.
- FLOOD ZONE**
- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD OR 0.2% ANNUAL CHANCE FLOOD HAZARD). AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DAMAGE AREAS OF LESS THAN ONE SQUARE MILE AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13060C004H HAVING AN EFFECTIVE DATE OF AUGUST 15, 2019. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- UTILITIES**
- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT KNOWING WHAT'S BELOW CALL BEFORE YOU DIG. UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.
- STREAMS, BODIES OF WATER, & WETLANDS**
- ALL STREAMS, BODIES OF WATER AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- ARCHAEOLOGICAL & HISTORIC**
- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CERTIFICATION.
  - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
- REFERENCES**
- SURVEY FOR THE HOWARD SCHOOL, INC. PREPARED BY JOSEPH KING, DATED SEPTEMBER 31, 1971.
  - PROPERTY SURVEY OF CHILDREN'S REHABILITATION CENTER OF GEORGIA INCORPORATED PREPARED BY L.H. FITZPATRICK DATED MARCH 1981, RECORDED IN PLAT BOOK 239, PAGE 58.
  - DEED TO THE CEREBRAL PALSY SCHOOL CLINIC OF ATLANTA, INC. RECORDED IN DEED BOOK 97'S, PAGE 438.
  - ALTA SURVEY FOR THE FRAZER CENTER, INC. THE CHILDREN'S REHABILITATION CENTER, INCORPORATED AND CHICAGO TITLE INSURANCE COMPANY BY METRO ENGINEERING AND SURVEYING CO., INC. LAST REVISED 12-16-2009.
- PARKING SUMMARY**
- REGULAR SPACES = 55  
 HANDICAP SPACES = 3  
 TOTAL SPACES = 58

**LOCATION MAP**



COPYRIGHT 2010 AERO SURVEYS OF GA., INC. (NOT TO SCALE)

**CERTIFICATE OF APPROPRIATENESS EXHIBIT**

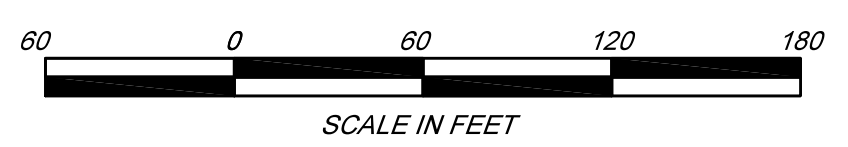
OF  
**CRC, INC.**  
 1815 PONCE DE LEON AVENUE  
 ATLANTA, GA.

PROPERTY INFORMATION		DRAWING INFORMATION	
LAND LOTS: 238 & 243	DISTRICT: 15th	DATE: 06-24-2021	REVISIONS
COUNTY: NA	SECTION: HENRY	SCALE: 1"=60'	DWN: JCS
STATE: GEORGIA	CITY: CITY OF ATLANTA	CHECK: JRG	JOB NO.: 14989
		FILE: 14989-ALTA-0	



Know what's below.  
 Call before you dig.

- LEGEND**
- AC AIR CONDITIONER
  - ASP ASPHALT
  - C&G CURB & GUTTER
  - CO CLEAN OUT
  - CB CATCH BASIN
  - CONC CONCRETE
  - DI DROP INLET
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - FDC FIRE DEPARTMENT CONNECTION
  - GRAN GRANITE
  - HP IRON PIPES PLACED
  - OT OPEN TOP FOUND
  - PP POWER POLE
  - PT POWER & TELEPHONE
  - P&T POWER & TELEPHONE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - RF REBAR FOUND
  - RW RIGHT OF WAY
  - SBM SOUTHERN BELL MANHOLE
  - SW SIDEWALK
  - TRANS TRANSFORMER
  - W&W DOUBLE WING DITCH BASIN
  - W&W FIRE HYDRANT
  - W&W LIGHT POLE
  - W&W MANHOLE
  - W&W POWER POLE/PAT POLE
  - W&W SANITARY SEWER MANHOLE
  - W&W WATER METER
  - W&W WATER VALVE
  - W&W CREEK
  - W&W FENCE LINE
  - W&W POWER LINE
  - W&W POWER & TELEPHONE LINE
  - W&W SANITARY SEWER LINE
  - W&W TELEPHONE LINE
  - W&W RECORD DISTANCE



FOR THE FIRM  
**METRO ENGINEERING & SURVEYING CO., INC.**  
 SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS  
 PROVIDING PROFESSIONAL SERVICE SINCE 1967  
 1489 Highway 20 West - McDonough, Georgia 30253  
 Phone: 770-707-0777 - Fax: 770-707-0756  
 www.metro-engineering.com



**FENCE DETAIL**

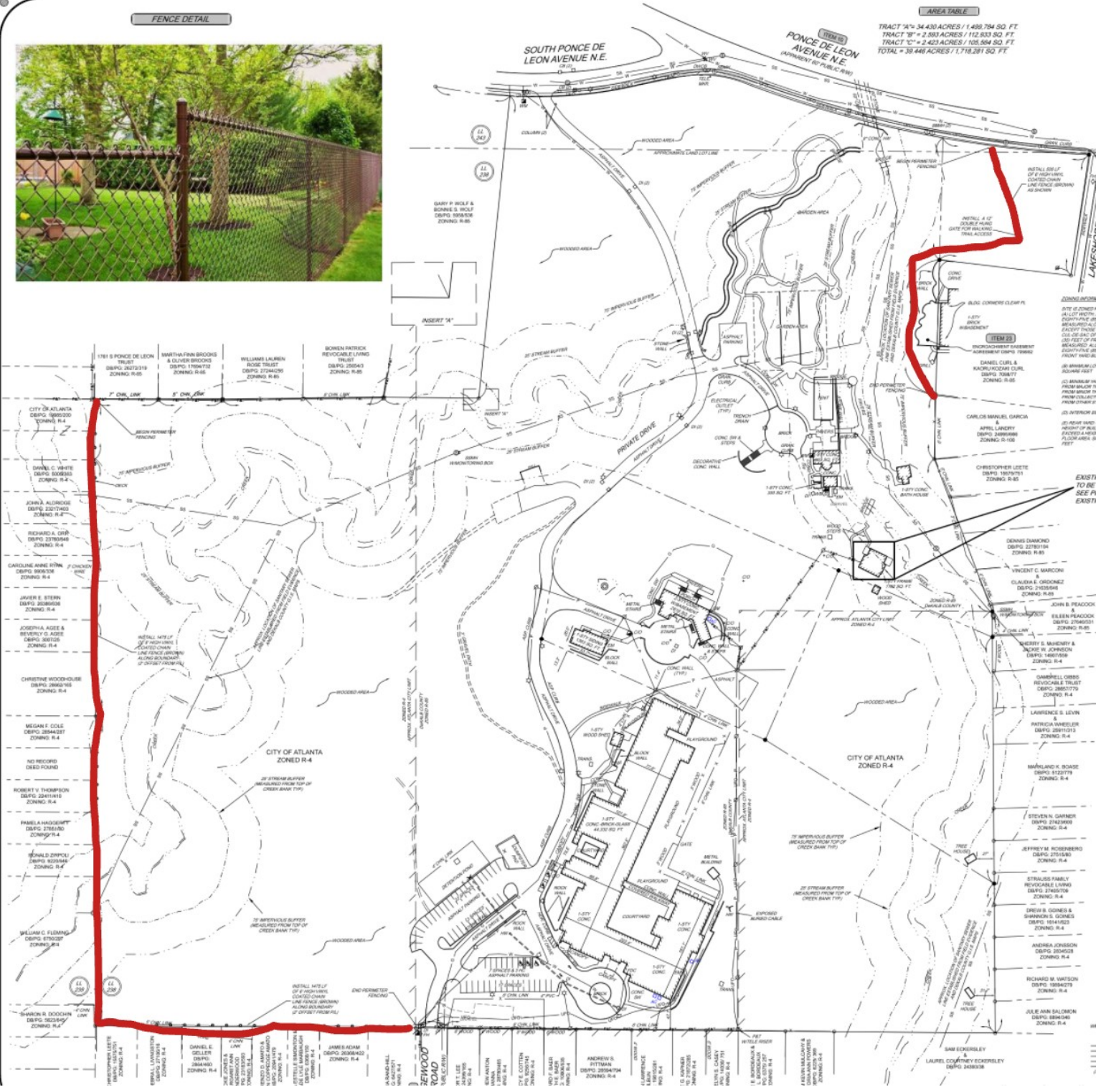


**AREA TABLE**

TRACT "A" = 34.430 ACRES / 1,489,794 SQ. FT.  
 TRACT "B" = 2.283 ACRES / 102,833 SQ. FT.  
 TRACT "C" = 2.423 ACRES / 105,594 SQ. FT.  
 TOTAL = 39.136 ACRES / 1,718,221 SQ. FT.

SOUTH PONCE DE LEON AVENUE N.E.

ITEM 15  
 PONCE DE LEON AVENUE N.E.  
 (APPROX. 80' PUBLIC R/W)



EXIST TO BE  
 SEE PLAN

CITY OF ATLANTA  
 ZONED R-4

CITY OF ATLANTA  
 ZONED R-4

SEWOOD ROAD

LAUREL COUNTRY EGRESSLEY

## **THE CATOR WOOLFORD ESTATE – History and Background:**

The CRC, Inc., (Children’s Rehabilitation Center, Inc.), a private foundation chartered in 1949, has owned 39.6 acres at 1815 S. Ponce de Leon Ave, NE, Atlanta, GA 30309 since 1951. The property was part of the original Druid Hills residential development created by Joel Hurt and the Candler family, with the help of landscape architect and planner, Frederick Law Olmstead. In 1922, the 1815 S. Ponce de Leon parcel was bought by Cator Woolford, the founder of the Retail Credit Company – which later became Equifax. This was one of the last parcels in Druid Hills to be purchased, ostensibly because so much of it was considered undesirable for homesite development: 4 creeks and nearly 8 acres of floodplain, 15 acres of old growth Piedmont climax forest, along with steep ravines and limited buildable areas are its attributes. However, it was Mr. Woolford’s desire that “Jacqueland” as he named the estate, be a place of enjoyment, beauty, recreation and entertainment for his family, friends and employees. Beginning in 1923, with the help of architect Owen Southwell and landscape architect Robert Cridland, he built a large English Regency-style home for his family and installed gardens, lawns, tennis courts, an Italianate garden pavilion, a dancing terrace, water features, pathways and all manner of exceptional plants throughout the property. In the 1920’s and 30’s, Mr. Woolford even opened the grounds to the public during 2 – 3 weeks in the spring when his renowned collection of hybrid azaleas bloomed. His was one of the first estates in Atlanta to use the newly introduced hybrids in mass plantings.

Today, the historic property is still a place of enjoyment, recreation, and solitude – as well as education. It is home to Frazer Center, a pre-school and learning center for children and adults with disabilities, alongside typically developing children, housed in its own facility – two buildings that date from 1959 and 1985. Formerly known as the Atlanta Cerebral Palsy Center, Frazer Center has operated for over 70 years on this site. Frazer Center is a beneficiary of the CRC, Inc. foundation. Since the 1990’s Frazer Center has also used the restored formal gardens for special events, renting the “Cator Woolford Gardens” for weddings, dinners, and celebrations, generating event proceeds to fund programs for the school. Atlanta Hospital Hospitality House is also a tenant on the property, utilizing the 1924 mansion home owned by the CRC as a respite lodge for out-of-town families, caregivers, and patients receiving treatment at area hospitals. The 1.25-mile property perimeter is not fenced, and the surrounding community has long accessed the grounds at will.

In 2020, the CRC Foundation determined that the property should be more actively stewarded and enhanced in pursuit of the foundation’s mission: “Assist vulnerable children, adults, and families to build their capacity through education, rehabilitation, and exposure to our unique natural environment.” The specific how and what of this utilization will continue focus on this mission, however, the trustees’ first priority in the world we find ourselves in 2021 is to mitigate the risk presented by the public’s unfettered access to the property. Not only are the Trustees keenly aware of ensuring a safe and secure environment for the children and adults who attend Frazer Center and Atlanta Hospital Hospitality House, but equally focused on protecting and preserving this incredible natural environment of piedmont climax forest, manicured gardens, historic buildings, and outdoor features like the 1923 Jacqueland Rock Garden, recognized by the Georgia Trust for Historic Preservation with an Award of Excellence in 2017. The community will continue to be welcomed in ways that align with the foundation’s mission and Mr. Woolford’s original vision for this remarkable place.

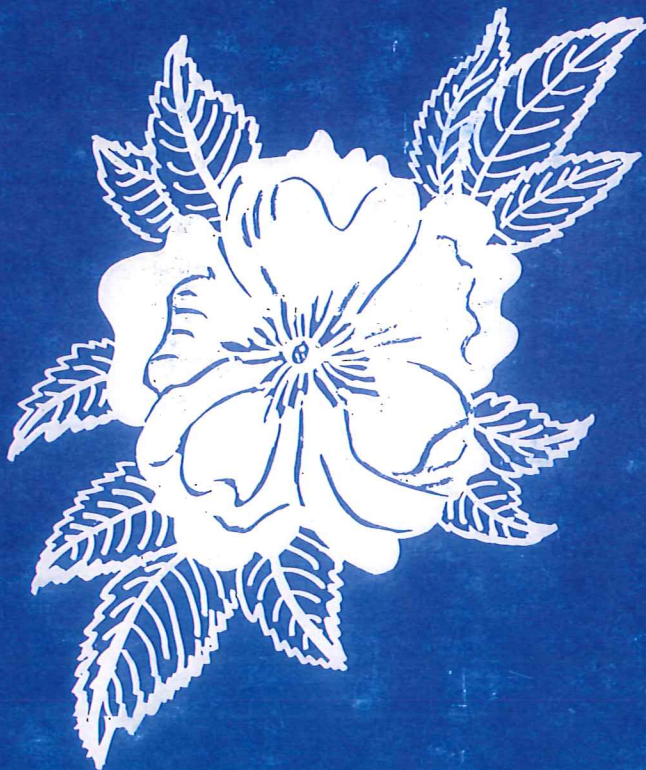
## DESCRIPTION OF WORK

### Cator Woolford Estate Improvements – Phase 1. Improve security throughout the property.

1. **Remove the abandoned caretaker's cottage behind the garden catering kitchen:** A small building was built in the 1960s to house an on-site facilities manager. This was abandoned in the early 2000's, and is now completely uninhabitable – overgrown and falling down. The CRC foundation seeks to demolish this hazard.
2. **Ensure all pedestrian access to the property is through the S. Ponce main entrance or the Ridgecrest Dr. back entrance:** With 1.25 miles of perimeter and 54 adjoining property owners, the forest and gardens are susceptible to at will access by any and all. The CRC seeks to limit unfettered access by fencing key stretches of their property and directing pedestrians to use the paved entrances. We want visitors to use our “front door” rather than random access points. Fencing will be unobtrusive, using 6’ black commercial steel chain link fence erected in wooded areas. The fence line will meander around trees and topographical features such as streams and ravines that will provide natural barriers. A 4-ft wide path will be cleared of underbrush to enable fence installation. Signage will be installed to direct walkers to enter through the gates.
3. **Fencing design and placement will be unobtrusive and camouflaged.** The CRC intends to make the fence disappear as much as possible within the heavily wooded environment, and to preserve the natural appearance of the forest and woodlands. This approach is in keeping with Mr. Woolford's original vision for the property, using all native plants in the woods, with the best hybrids alongside rare and unusual specimens of Southern varieties inside the Gardens. The placement of the fence at the Lakeshore Dr. and Ponce de Leon Ave. corner will be well off the property line where there is a natural steep grade, enabling the fence to be installed at or below the grade of the sidewalk and behind several large specimen tulip poplars and pines. The access gate will also be placed down in the property, approximately \_\_\_\_\_ feet from the sidewalk and \_\_\_\_\_ feet below the sidewalk grade.
4. **The area outside of the fence on the corner of Lakeshore and Ponce will be returned to its former naturalized state.** This will include planting a combination of evergreen and deciduous native species that will require little pruning or care and will screen the fence from view. Existing hybrid ornamental shrubs will be relocated to more suitable locations. Plant selections will draw from species already present on the property, including Eastern Hemlock to echo the large notable specimens Mr. Woolford installed in the 1920's. Plants such as American Beech, Red cedar, dwarf magnolias, American Holly, Oakleaf hydrangea, Bottle brush buckeye, Paisley Hawthorn and Washington hawthorn, Loblolly Bay, Possumhaw, and Piedmont and Oconee native azaleas are the kinds of plants we will utilize.



# GARDEN HISTORY OF GEORGIA 1733-1933



Originally published by Peachtree Garden Club, Atlanta - 1933

REPRINTED IN 1976 AS THE  
BICENTENNIAL PROJECT OF

THE GARDEN CLUB OF GEORGIA, INC



# Jacqueland

Mr. Cator Woolford

Atlanta

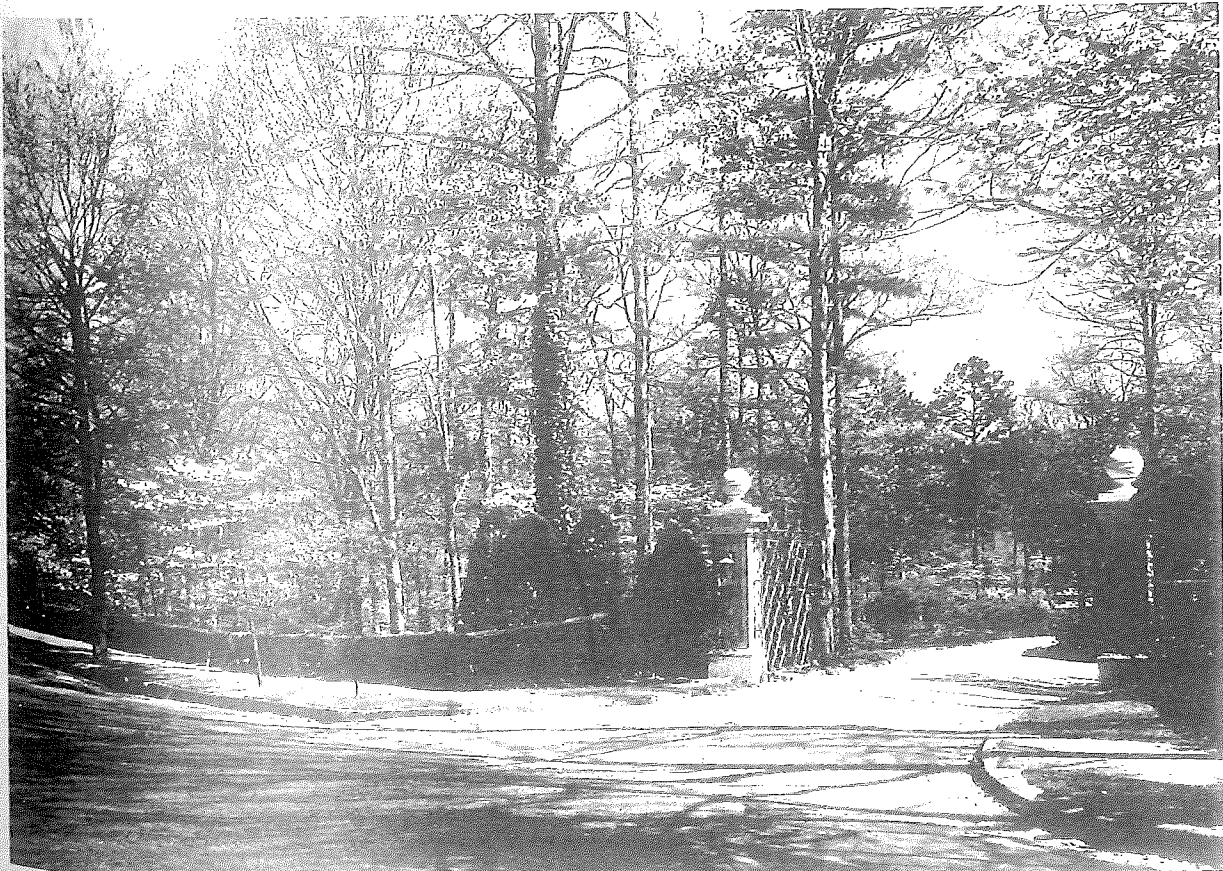
THE gardens at Jacqueland are not old, as gardens go, having been laid out only twelve years ago by Robert B. Cridland of Philadelphia.

On a beautifully numbered hill which rises from a woodland area traversed by bold streams, the house was built to command views of the surrounding terrain. The varied character of the topography gave opportunity for gardens of different types: first and foremost the wild plantings which border the twisting bridle paths along streams and dogwood-shadowed slopes; then in open view from the portico of the house on the hill, the sunken formal gardens, one built around the clubhouse, the other laid beyond a rose hung tennis court. Informal gardens for the cutting rows, vegetable gardens and orchards are on the hillside across the stream which circles the two formal gardens, and on the

hilltop close to the house are elaborate rockeries and a small walled court garden.

Mr. Woolford's intention in creating his gardens was not only the enjoyment of flowers and shrubs as such, but also to place in the beautiful setting offered by the estate, various types of recreation. With this in mind the tennis courts, swimming pool, the club house with dancing terrace and a miniature golf course were built, all with the advantage of the fine native trees and the planned gardens as background.

Around the larger formal garden are many big pink and white dogwoods which in early spring, against the evergreen of the tall cherry laurel trees and pines at the woodland's edge, give a bouquet effect to the set design of the flower beds. At the two entrances to the garden are wide curved beds

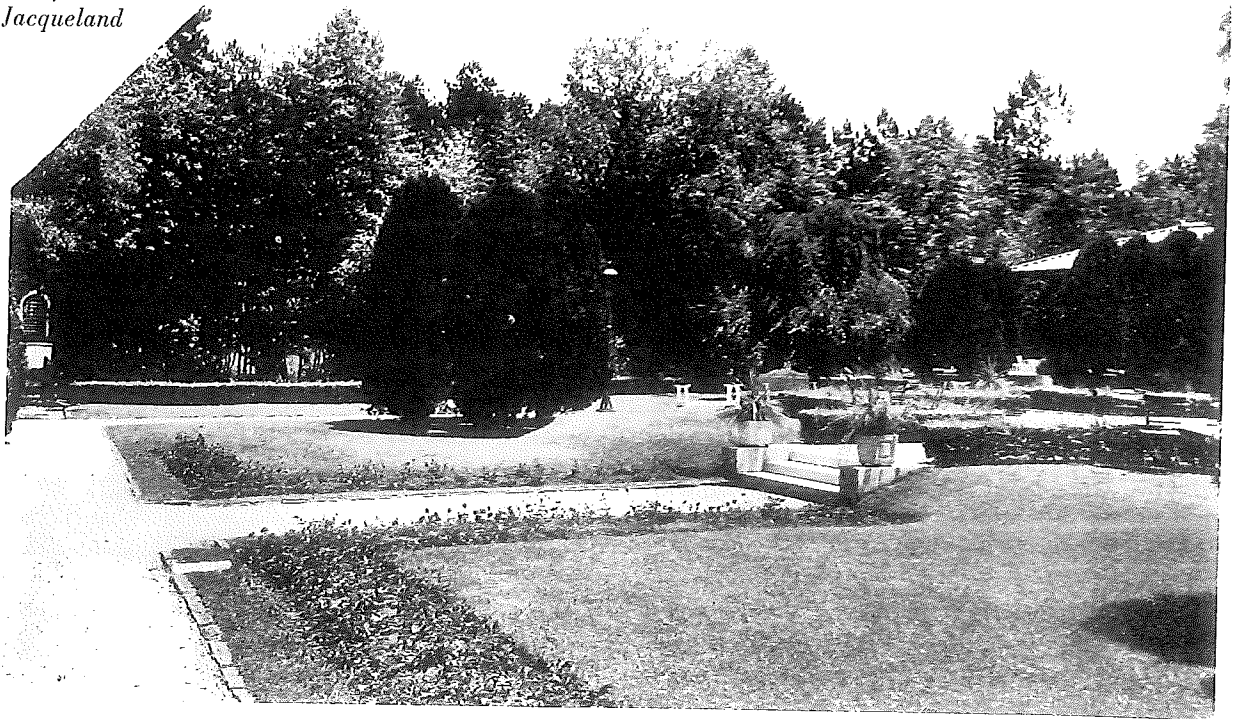


Entrance, Jacqueland

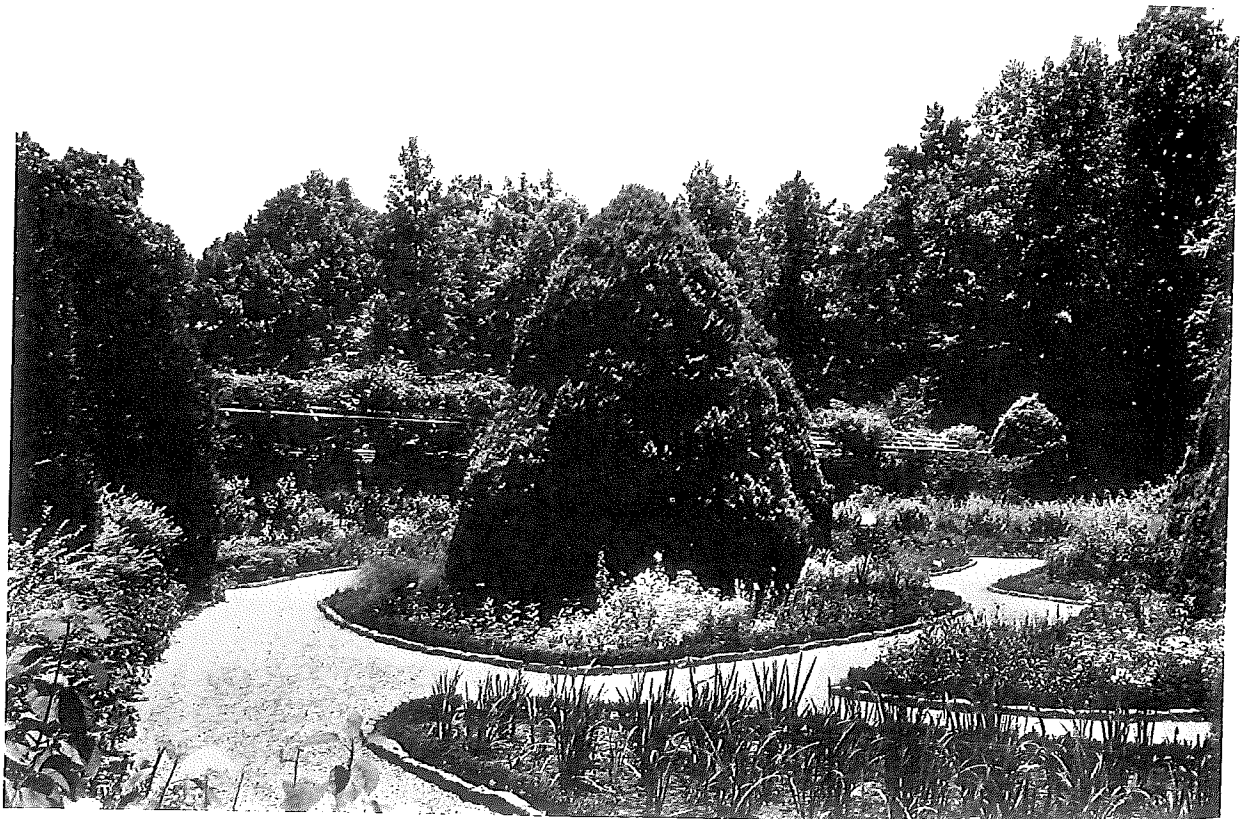
Photo by Reeves



*Specimen  
Conifers,  
Jacqueland*



Photos by Reeves





of azalea *Hinodegiri* of notable size, one of the first attempts in the state to grow this type of azalea out of doors. The paths are bordered by lavender German iris interplanted with hyacinths and narcissi, and centering each formal bed is a huge specimen of clipped juniper *Ashfordii* around which Madonna lilies, delphinium and varicolored peonies are massed. In the shadier beds towards the woods are Japanese and Siberian Iris, fragrant pink *Viburnum carlesii*, lilies of the valley and violas. Dwarf boxwood is used to hedge the inner paths and miscellaneous perennials and annuals furnish color almost the year around, but the supreme days of the garden occur in early April.

The tennis courts between this garden and the club house, which is Italian in architecture, are enclosed by a colonnade with pergola top over which pink and white Cherokee roses clamber and against the columns are tall plantings of sweet bay trees. Around the terrazzo dancing terrace the lawns are enclosed by low privet hedges, the only

color furnished by narrow borders of spring bulbs which are replaced by ageratum and petunias for summer.

Hugging the balustrades of the long flight of steps leading up to the house are thick lines of nandina and juniper *pfitzeriana*. Azaleas and tulips border a flagstone walk to the rock garden on the upper level where many wild flowers are tucked in among the rhododendron, laurel and leucothoe. Centering the rock garden is a pool for water lilies and gold fish where the fountain spray is tinted by rainbow colored hidden lights.

In the woody sections of the grounds, along the streams and bridle paths, the native growth has been augmented by plantations of smoke tree, euonymus, viburnums and English laurels; ivy wraps the bridges of native stone, and clematis hangs from the trees.

The latest addition at Jacqueland is the junior guest house, a tiny early American cottage, set in its own trim garden, a picturesque playground.



Photo by Reeves





225 CHESTER AVE, ATLANTA, GA 30316  
PHONE: 404-522-4097 FAX: 404-681-4909  
WWW.TREESATLANTA.ORG

July 29, 2021

Henry M. Wyche  
Chair, Board of Trustees  
Children's Rehabilitation Center, Inc.

Trees Atlanta has partnered with the Frazer Center on a comprehensive restoration plan for the Forest at Cator Woolford Estate since 2016. One of the recommendations in that plan is to close unplanned trails on the western side of the forest; these trails have not been built to follow terrain contour and are causing significant erosional concerns. Closing these trails will allow the area to revegetate and stabilize.

An additional concern around too many forest access points is the proliferation of invasive vegetation. One such invasive present in the forest—Japanese chaff flower—is vectored from neighboring greenspaces and properties by human and animal traffic. Reducing the number of forest access points will therefore allow for better management of vegetation.

Some concern has been raised by stakeholders about collateral harms to wildlife and mature trees. It is our considered opinion that a 6-foot chainlink fence, permitted and installed per City of Atlanta regulations, will not cause additional harm. Most wildlife will go over, under, or around such a fence provided it does not completely enclose the forest. The main corridor of wildlife travel in the area is along the creek, and it is Trees Atlanta's understanding that wildlife access along the creek will remain open.

A City of Atlanta fence permit requires assessment of impact to trees. For an assessment of "no trees impacted," the City of Atlanta stipulates that no fence posts will be placed in the structural root plate of any tree, all stringers will be constructed at or above grade (no trenching allowed), and the only soil impact will be to dig posts. It is Trees Atlanta's understanding that CRC, Inc. will acquire and adhere to a fence permit.

While private access to the forest has been open and easy for decades—which is great for the neighbors—such access continues to damage and reduce the quality of the forest. Trees Atlanta understands the desire to balance community access with the need to improve and protect the health of the Forest at Cator Woolford Estate.

Brian Williams  
Urban Forestry Director  
Trees Atlanta