



Prepared by Park Pride

# 2020 VISION PLAN 5338 REDAN ROAD





A sassafras sapling reaches up to the light among other understory plants at 5338 Redan Road

This report would not have been possible without the time and dedication of the small group of neighbors and DeKalb County staff who worked to bring this vision to completion. Although full consensus for the future of this site was not reached, we appreciate the many years of work the community spent to protect this property for future generations and the passion with which they advocate for its preservation. We hope this plan is helpful in moving this worthy project forward.

## Acknowledgements

Community steering committee members:

George Adams

Jane Baseman

Debbie Krick

Mohammed Landan

Claudia Miller

Evora Ritchie

Clarence Sanders

Calvin E. Sims, Sr.

Albert Smith

and Torrance Jones (DRPCA staff)

We would also like to thank those community members who filled out surveys and attended the virtual public meetings.

Many thanks to Vineet (Vinnie) Nagarkar (DRPCA), who spent many hours capturing and editing drone footage of the property for the website.

Special thanks also goes to Torey Garrett, Park Pride's Visioning Intern for providing many of the photographs in this report.

Our appreciation also to Sabrina Farr, granddaughter of the the former owner, Eugenia Garcia, who provided additional history on the property.



A brick bucket well still claims pride of place at the rear entry of the Main Farmhouse



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**Park Name:** Unnamed

**Acreage:** 9.2 acres

**Year established:** 2010

**Address:** 5338 Redan Road, Stone Mountain, GA 30088

**Parcel numbers:** 16 034 04 001 & 16 034 04 035

**Property Owner:** DeKalb County, Department of Recreation, Parks & Cultural Affairs

**County Commission District:** 4 (Steve Bradshaw)

**County Commission Super District:** 7 (Lorraine Cochran-Johnson)



This document describes the process and results of a public engagement and design process for a public park property at 5338 Redan Road in DeKalb County, Georgia. The year 2020 was a challenging time to engage community groups in public planning conversations. With public health restrictions in place and no planned activities allowed in DeKalb County parks, Park Pride had to adjust engagement activities to the virtual environment. Where Park Pride usually

This visioning report represents the first formal public engagement planning effort to understand broader community priorities for this public park space. Park Pride met monthly with a steering committee of nine neighbors from July 2020 to January 2021 to develop and coordinate a public outreach strategy. Throughout this process, fundamental disagreements on the future use of this property became apparent, with several members of the steering committee opposing the idea of a park in favor of a historic farm and nature preserve.

Although this planning process was not able to overcome this fundamental difference, it does lay out a proposed vision that emphasizes historical and natural elements of the property in line with the results of the public survey and input received during the first public meeting. Priority in the vision plan is given to improvements that will allow regular public access to the property, including securing and stabilizing the buildings, removing hazards, and providing safe pedestrian and vehicular access. Additional improvements include a network of trails, expanded gardening opportunities, picnic facilities, outdoor education, and rehabilitation of the main farmhouse.

Architectural recommendations are not provided for building rehabilitation, pending further investigation of specific needs and development of a plan by an architect.

This plan will be archived, along with all of Park Pride's vision plans, at the Atlanta History Center's Kenan Research Center.

## Executive Summary

holds face-to-face meetings and community tours, we instead developed a website, held planning meetings online, and distributed surveys by direct mail to area residents. These methods had advantages, but also presented new challenges when it came to distribution of information and considering community access to technology.

The property at 5338 Redan Road was acquired in 2010 using 2001 Park Bond funding and has received some public investments since that time to clear vegetative overgrowth and stabilize/secure one of the buildings onsite. The property was acquired through legislative action at the request of the Chapman's Mill Redan Park Homeowners Association to protect the historical and agricultural character of the site. After acquisition, neighbors largely took responsibility for maintaining and improving the site, building a community garden as well as hosting events. The property has been kept gated and locked over the last 10 years.



5338 Redan Road is located in the Redan and Hidden Hills communities. It is nestled at the intersection of three subdivisions: Chapman's Mill, Redan Park, and Muirfield.

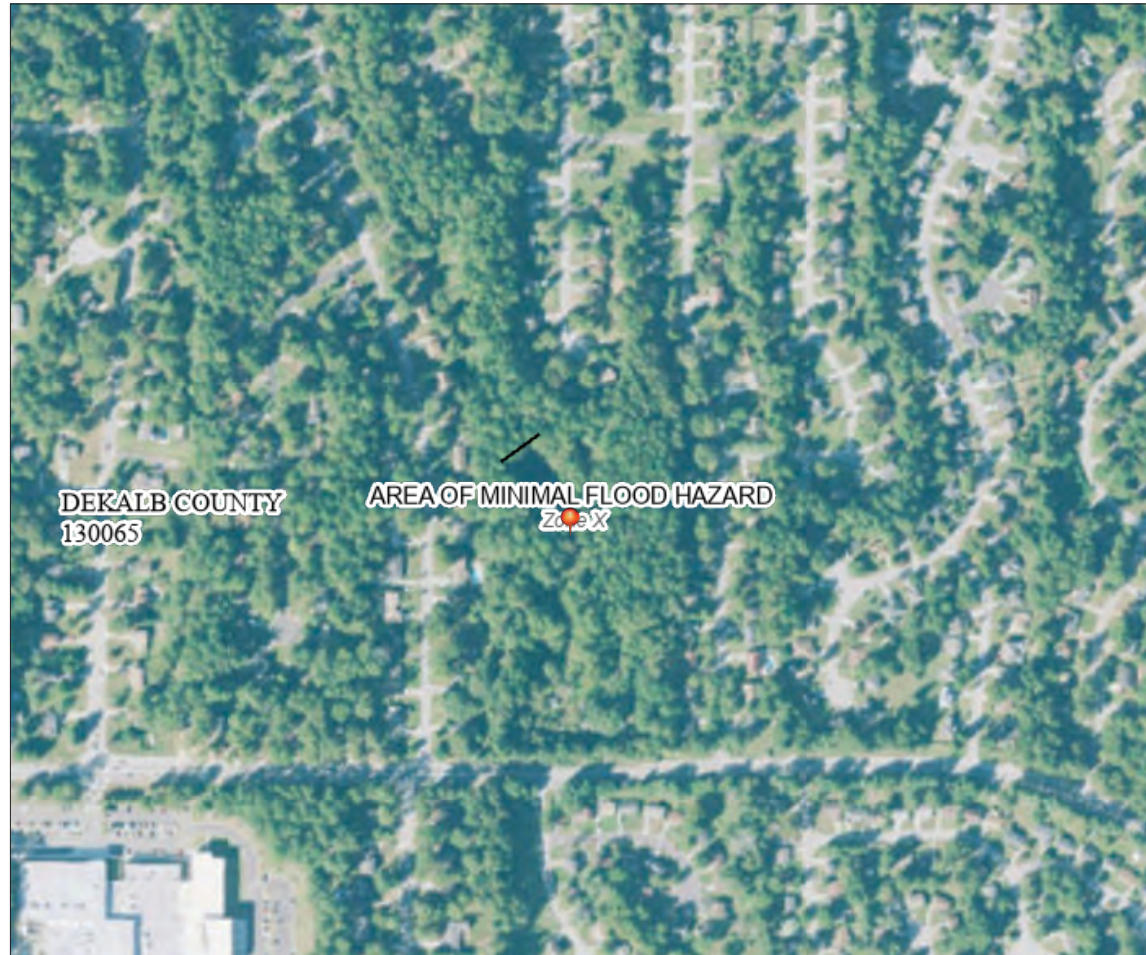
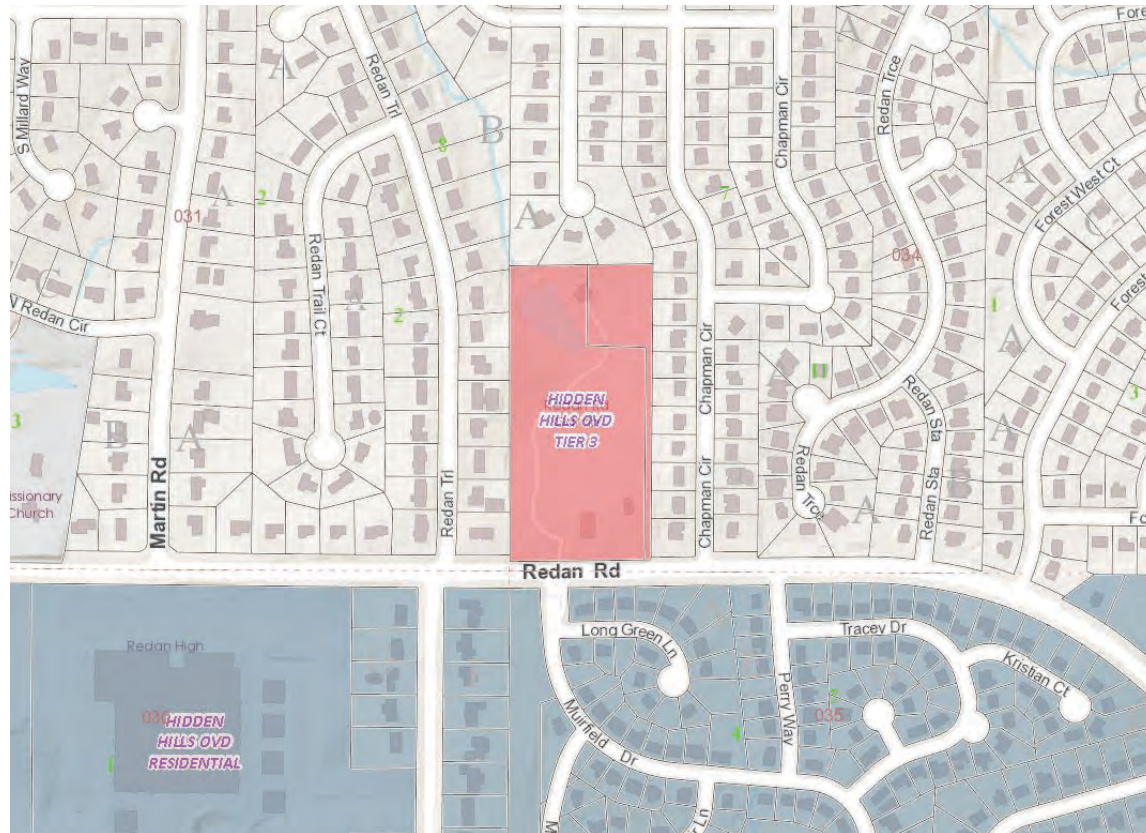
## Context

The property at 5338 Redan Road comprises two parcels, rectangular in shape and totaling 9.2 acres in the Redan community in DeKalb County, Georgia. Seated within DeKalb Commission Super District 7 (Cochran-Johnson) and District 4 (Bradshaw), the property rests on the northern side of Redan Road, where it enjoys approximately 400 feet of road frontage between Redan Trail and Chapman Circle. The remainder of the perimeter of the property adjoins the backyards of 23 single-family homes in the Redan Park and Chapman Mill subdivisions. The Muirfield subdivision lies on the opposite side of Redan Road to the south.

The property is zoned R-100 with additional Greater Hidden Hills Overlay District Tier 3 regulations (27-3.37.15). Tier 3 is defined as "a preservation open space area comprised of properties designated

as flood hazard areas by the Federal Emergency Management Agency [FEMA] and the county." However, FEMA classifies this property as an "Area of Minimal Flood Hazard," so it is unclear why the Tier 3 restrictions were applied to this property. At the time of this writing, the principal uses and structures allowed in Tier 3 include the following: passive recreation areas, pathways and trails, golf courses, community gardens, and historic uses or structures. All other principal uses are prohibited under the ordinance. In addition to the principal uses, accessory uses and structures are permitted that support the primary use, which may include (but are not limited to) restroom facilities, bicycle racks, benches, exercise equipment, and playground equipment.





Although 5338 Redan Road is not in a flood hazard area, it is subject to the restrictions of Hidden Hills Tier 3 overlay zoning.



Redan Road is served by the number 116 MARTA bus, and there is an absence of sidewalks on the north side of the road near the park.

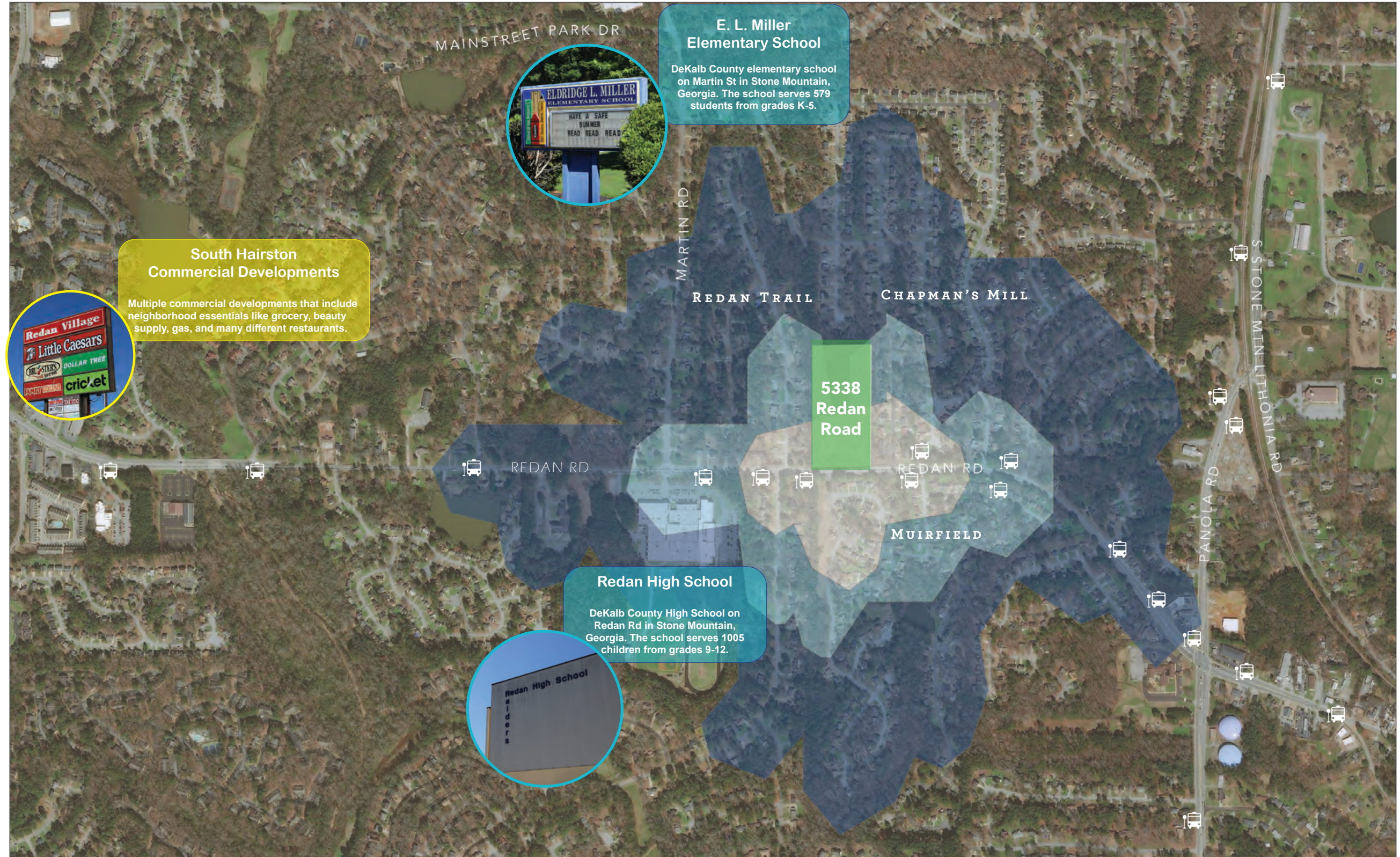
Redan Road is a three-lane minor arterial county road with a center turn lane and a posted speed limit of 45 mph. Several bus stops along the road are served by the number 116 MARTA bus, which runs between the Mall at Stonecrest and the Indian Creek Transit Station. Four bus stops are located within 500 feet of the property on both the north and south sides of Redan Road. Sidewalks along Redan Road are limited to the south side of the street in this area. However, worn footpaths in the grass alongside the north side of the street indicate that a sidewalk is also needed on that side of the road.

The community around 5338 Redan Road can be characterized as suburban in form, consisting primarily of single-family homes on 0.25 to 0.5-acre lots, primarily constructed during the 1970s and 1980s. Much, if not all, of the land comprising

the subdivisions around the property was formerly part of the farm that operated there, which was sold off by various landowners to developers as demand for housing increased in the later part of the 20th century. The core 9.2-acre property at 5338 Redan Road continued to operate as a farm until early in the 21st century.

Two DeKalb County schools operate in the immediate vicinity of the property. Redan High School, a public school founded 1976, operates just one block west of the property, and Eldridge L. Miller Elementary School is located one mile to the northwest. The educational value of the property has been a point of interest for many in the community, given the property's forested condition and agrarian history, much of which has been lost to redevelopment over the years.





5338 Redan Rd 2-Minute Walkshed 5-Minute Walkshed 10-Minute Walkshed Bus Stop

0 300 600 Feet





History of the Site

Prior to 1821, all the land in and around DeKalb County was the tribal lands of the Muscogee Confederacy, which was a loose alliance of Muscogee-speaking people. For generations the Muscogee Confederacy controlled vast lands south and east of the Chattahoochee River prior to settlement by Europeans. This territory was lost through a long series of territorial cessions to European settlers, until armed militias acting on orders from the United States government forced the Muscogee people to relocate to Oklahoma via the Trail of Tears in the 1830s.

Thanks to the efforts of Leslie Borger of the DeKalb History Center, we have a partial timeline of the various owners of the property dating from Isaac Willingham, who drew land lot 34 during the Land Lottery of 1821; until 1957, when Abner Byron Chapman, Jr. sold the 9.2-acre property to Leonard Scott, reserving the remainder for housing development. Borger’s full report is included in this document as an Appendix. A fuller accounting of the recent owners of the property was provided in a telephone interview with Sabrina Farr, granddaughter of the Garcia family.

Chapman, for whom many of the surrounding streets and subdivisions are named, was a man of many accomplishments, having managed the United Service Organizations Inc (USO) during World War II. After the war, Chapman raised money for Decatur’s first YMCA, as well as YMCA youth camps and cook outs, which were held on the property.

In 1965 the property was owned by William H. Fuss, an electrician and inventor with several patents. He used the property as an office and kept his workshop in the barn. He also bred AKC poodles on the property and kept them in a structure known as the “poodle pen.”

In 1974, Eugenia Garcia moved onto the property with her family. From that time onward until her death in 2006, the 9.2 acres at 5338 Redan Road continued to operate as a small family farm.

In addition to the property transfer record provided by the DeKalb History Center, aerial

photographs reveal some of the history of both the site and the surrounding neighborhoods. In 1960, the 9.2-acre property at 5338 Redan Road was still surrounded by rural forest and farmland. A closer look at this same photograph reveals more detail about the site itself. The farmhouse, an outbuilding, and pond are clearly visible, as are clearings for pasture and row crops.

By 1972, a metal carport had been added to the back of the farmhouse, the garage had been constructed, and additions had been made to the nearby outbuilding. The surrounding land remained largely undeveloped until 1978, when new homes lined Martin Road, Redan Trail, and Redan Trail Circle. Redan High School had been completed, and the development of the Hidden Hills subdivision was underway.

By 1988, the surrounding neighborhoods had been nearly fully developed, and the small cabin (built in 1984) in the wooded part of the property had been constructed as a secondary residence. The property continued to be privately managed as a farm until its purchase by the County in 2010, using 2001 Park Bond funding, at the request of community members who wished to protect the site from development.

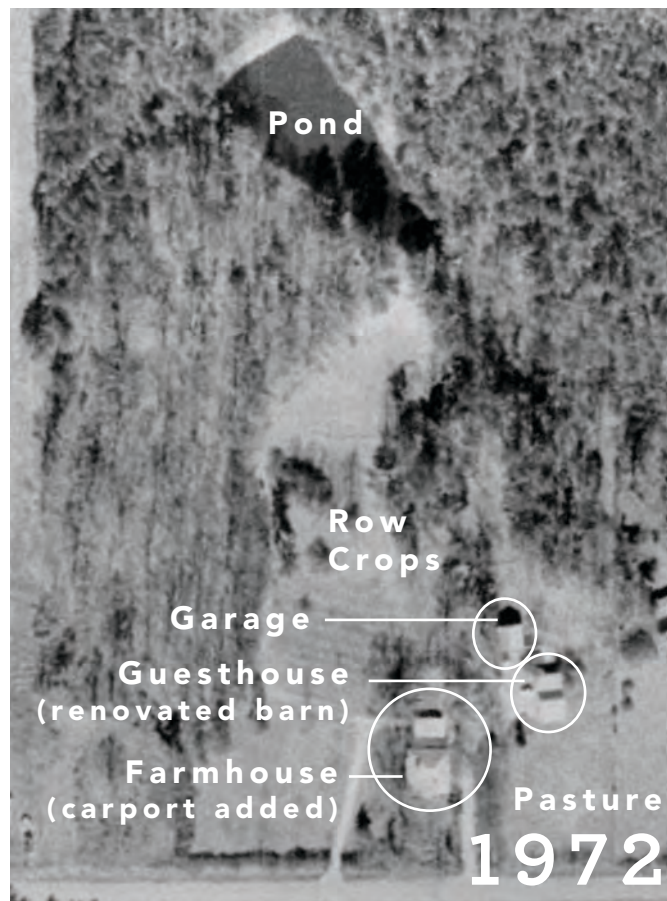
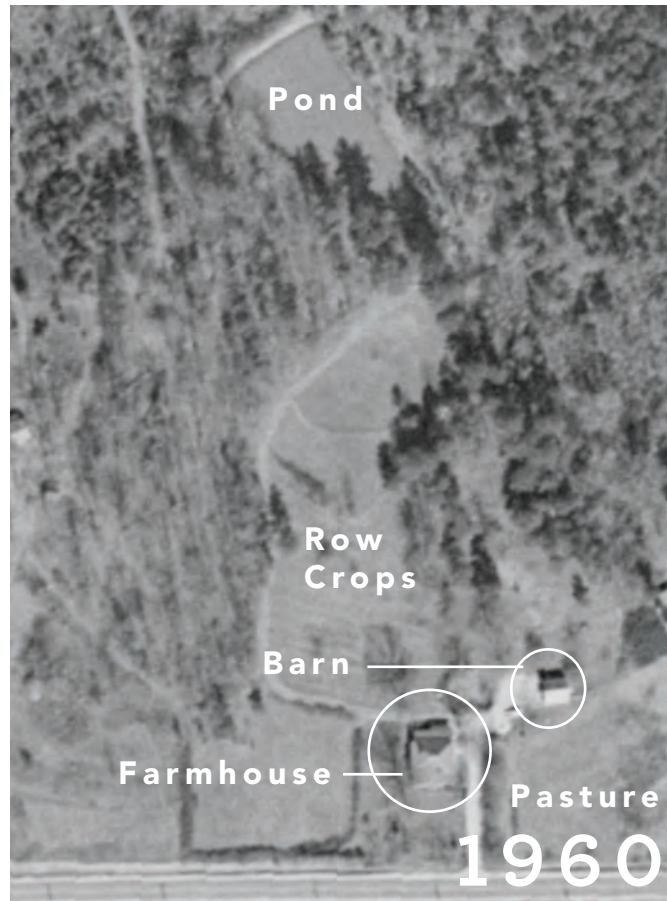
After its purchase by the County, members of the Chapman Mill Redan Park Homeowners Association (CMRPHA) largely took responsibility for maintenance, programming, and management of the site until 2018 when the County added the property to its regular park maintenance rounds. During this time, the community provided tours of the site, raised chickens, and held community festivals focused on the rural and agricultural heritage of the area. One such event drew over 200 people over the course of two days.

The CMRPHA also explored partnerships with Fernbank Science Center to convert the 1984 cabin into a Nature Education Center. However, as of the time of this writing, no investments or formal agreements have been made to advance this idea.

The neighborhoods surrounding 5338 Redan Road developed in phases in the later half of the 20th century.







## Assessment of Historic Value

This report does not assess the relative historic value of the buildings on the site, but instead incorporates by reference the past findings of qualified entities. Documentation of these findings are included as Appendices to this report and are summarized below.

In 2006, the Historic Preservation Division of the Georgia Department of Natural Resources (HPD) made the determination that neither the site nor the buildings were eligible for listing on the Georgia or National Registers of Historic Places. They added that the property may be eligible for listing in the future if there is a "proper restoration of the house, based on historical documentation, and with conservation of the property's historic landscape features."

In 2010, Melissa Forgey, Executive Director of the DeKalb History Center, visited the site and penned a letter of support to then-Commissioner Connie Stokes. In it, she writes in part that "[w]hile the house has been altered, it is easily identifiable as a turn-of-the century Georgian Cottage. It could readily be adapted into a facility for staff offices and interpretation."

In 2011, HPD wrote a follow-up report that offered an interpretation of the history of the site, its main buildings, and its various periods of development, based on site observations and an architectural analysis of the main farmhouse and nearby outbuildings.

The historic value of the cabin, which was built in 1984, has never been assessed. However, for a building to be considered historic by national standards, it must be at least 50 years old, a milestone that this building will reach in 2034.

## Acquisition by DeKalb County

The property was acquired for passive recreation/ greenspace in 2010 following Board of Commissioners approval on October 12, 2010. The purchase was funded from the 2001 Parks Bond Acquisition Fund, District 7, in an amount not to exceed \$465,000 (see Appendix for Board of Commissioners minutes). This legislative action was taken after community advocacy efforts to prevent private redevelopment of the property and to save the historical and natural features of the site.



These undated photos show some of the livestock kept at 5338 Redan Road by its last private owners, the Garcia family. The Guesthouse can be seen in the background of some of the photos.





The entrance to 5338 Redan Road is unmarked and easy to miss while traveling along Redan Road.

## Existing Conditions

5338 Redan Road comprises nine acres of gently-sloped land, descending gradually from its border along Redan Road to the pond at the northern end of the property. The site includes a blend of open space and woodland, and several remnant structures remain on the site from its previous use as a residence and farm.

### Entrances and Access

At the time of this writing, 5338 Redan Road is not open to the public. It has two existing single-lane vehicular entrances from Redan Road, both of which are gated and locked. These entrances formerly served as driveway access for private occupants of the property. Both are narrow and show signs of advanced wear. The east driveway entrance leads to a small informal parking area centrally located between the farmhouse and outbuildings, providing access for authorized site visits and maintenance. The west driveway entrance leads to the orchard, which is unpaved and is occasionally used as overflow parking for larger gatherings.

A small pedestrian gate, also locked, allows informal access at the southeast corner of the property near the community garden. No sidewalk leads to any of the existing entrances, forcing pedestrian traffic to use the unimproved road shoulder along the north side of Redan Road.

Entrances to the property are not marked and are easy to miss while driving along Redan Road. Except for the stretch of road in front of the community garden, overgrowth of vegetation obscures views into the property, including views of the main farmhouse.

### Main Farmhouse

The main farmhouse, constructed in the late 19th century, is the oldest building on the site. Constructed in the "Georgian Cottage" vernacular style, it has been remodeled at least twice since its original construction (see 2011 HPD report in Appendix). Most recently, the county invested in a new asphalt shingle roof to stabilize and maintain the weatherproofing on the building.



while potential future uses are explored. Vandalism attempts have also led to the installation of a locked chain-link security fence around the perimeter of the house. Vegetative overgrowth obscures front views of the building.

The house is three bays wide, designed with a central corridor and rooms arranged symmetrically along both sides. The structure has board and batten siding and an asphalt shingle compound roof, comprising a hipped central roof with front gable extension and shed-style roof on the north, which served as a covered parking area. The home also has three chimneys and corresponding wood-burning fireplaces.

The building is currently unoccupied and hasn't been conditioned in several years. It still contains furniture, belongings, and décor from previous residents. There is a cellar/crawl space accessed from the exterior via a cellar hatch. An old bucket well is still in working order near the rear entry to the building. An old and handsome oak tree grows near the east side of this house.

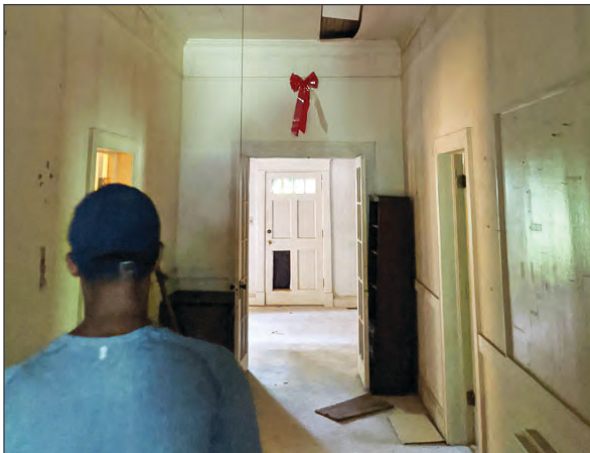


### Outbuildings

The main farmhouse is supported by three other buildings that constitute the principle structures of the historical farm, as well as various open-air sheds. These include:

- Guesthouse (formerly a barn, converted/expanded between 1960-1968)
- Garage (constructed between 1960-1968)
- Chicken coop (reconstituted by community members after 2010)
- Five open-air sheds of various sizes and materials scattered around the property

The guesthouse is constructed in a vernacular style, with a two-story central structure flanked by two single-story wings. The central structure features a front gable roofline that slopes downward toward the north and south wings, which each have a



Above, top: A rear view of the Main Farmhouse, which is surrounded by a security fence. Vegetative overgrowth obscures views from the front.

Above, middle: The building still contains many possessions of the previous occupant, and interior finishes are degraded throughout.

Above, bottom: The interior hallway of the house has rooms arranged symmetrically along both sides.



shed-style roof. Roofing material is asphalt shingle. There are two siding materials, separated by story, with board and batten siding on the first floor and a half-timber siding style on the second floor. The building currently stands unlocked and is in an advanced state of disrepair. It still contains furniture and other items from the previous occupant. Due to it not having been conditioned for several years, interior air quality is poor. An environmental analysis is recommended to evaluate whether asbestos, lead paint, or mold is present in any of the building materials.

The garage is architecturally similar to the guesthouse, sharing the same front gable roofline and siding materials. Like the guesthouse, this building also contains artifacts from the previous owner and is deteriorating from lack of regular maintenance. An addition on the rear of the garage contains animal pens where livestock were kept when the farm was in active operation. An environmental analysis is recommended to evaluate whether asbestos, lead paint, or mold is present in any of the building materials.

The chicken coop is the smallest of the three main support structures and is in fair condition. It is built with simple timber construction with a standing-seam metal shed roof. Community members kept chickens here until a predator broke through the exclusion measures, killing the chickens inside. This structure has rudimentary door closures and a fenced chicken run directly adjacent.

In addition to these three main support structures, there are at least five other open-air shelters and sheds of various materials and sizes scattered around the property. All are in varying states of deterioration.

Below, top: Two one-story wings were added to create a Guesthouse in the mid-1960s.

Below, middle: A garage, built in the mid-1960s, also has animal pens behind it.

Below, bottom: A nearby chicken coop was reconstructed by volunteers after the county purchased the land.





### Cabin

Another residential structure lies in the northern extent of the property adjacent to the pond. Constructed in 1984 as a secondary residence, the cabin is two stories tall with a finished basement and a compound box gable roof. Two shed roofs extend along the full width of the building over the front entry (northeast) and rear screened porch (southwest). The cabin is constructed using traditional log cabin construction methods, which is visible on the exterior of the building on the basement and first story levels. The siding material on the second story is board and batten.

The cabin is unlocked and still contains the possessions of the previous occupants. It has not been conditioned in several years, and indoor air quality is poor. The foundation and exterior walls appear to be sound, but the north corner of the roof over the front entry has been damaged from falling branches.

The cabin is served by a partially paved single-lane driveway winding through the west half of the property. The setting of the cabin is picturesque, being surrounded by mature trees and offering views of the nearby pond.



Above: Storm damage has impacted the north corner of the roof covering the area near the front entry.

Below: The cabin is situated at the north end of the parcel along the edge of the pond.





### Community Garden and Orchard

A small community garden operates in the open space between Redan Road and the guesthouse on the southeast corner of the property. Community members manage and grow crops in the garden's 23 rectangular timber planting beds and an adjacent hoop house. A nearby wooden picnic table completes the furnishings in this area.

Nearby, on the southwest corner of the property, remnants of an orchard are evident in the regularly-spaced rows of food-bearing trees. Edible plant species observed in this area include: pears, walnuts, pecans, mulberries, muscadine grapes, and blackberries. This area has been kept mown, but is not visible from the street due to vegetative overgrowth along Redan Road.

Below: Fruit trees like this one are arranged on a grid pattern in the area west of the Main Farmhouse.



Above: A grid of raised planter beds form the community garden between the Guesthouse and Redan Road. Stockings with soap shavings deter deer from eating the crops.



### Natural Features

The property at 5338 Redan Road is largely wooded with intermediate successive growth consisting mainly of pine, tulip poplar, sweetgum, oak, maple, and hickory. There are also examples of older majestic trees, especially in the area around the historical building cluster. The woodland has the usual challenges with invasive plant species, consisting mainly of English ivy which now covers many of the tree trunks on this property.

The property is also rich with wildlife. The community has installed feeding stations for deer in the woodland by the pond's edge, and bird feeders can be found in several parts of the property. Other mammals including raccoons, opossums, and foxes have been observed in this area.

Below, top: The community has placed a deer feeding station near the pond's edge to attract area wildlife.



Above, top: Invasive plants are overtaking the mature trees in the forested areas.

Left and Above, bottom: Bird feeders maintained by volunteers can be found throughout the property.



Left: Remnants of a bridge over the dam spillway provides an adventurous crossing point. The forested overgrowth on the dam itself is also plainly visible.

Below: The pond is a beautiful, cooling space for people that also provides habitat for fish.



## Pond

A man-made pond exists in the northwest corner of the property and has been present at least since 1955 (the earliest year aerial photography is available for this property). Likely constructed to supply water for irrigation, the pond appears to be fed exclusively from stormwater runoff and is not fed by any visible perennial stream or other surface water source. The pond may be fed by an underground spring, but no confirmation has been made. The pond is not currently mechanically aerated, and the water is prone to stagnation and drops to low levels during dry weather spells.

The dam that forms the northern end of the pond has a large stand of mature trees

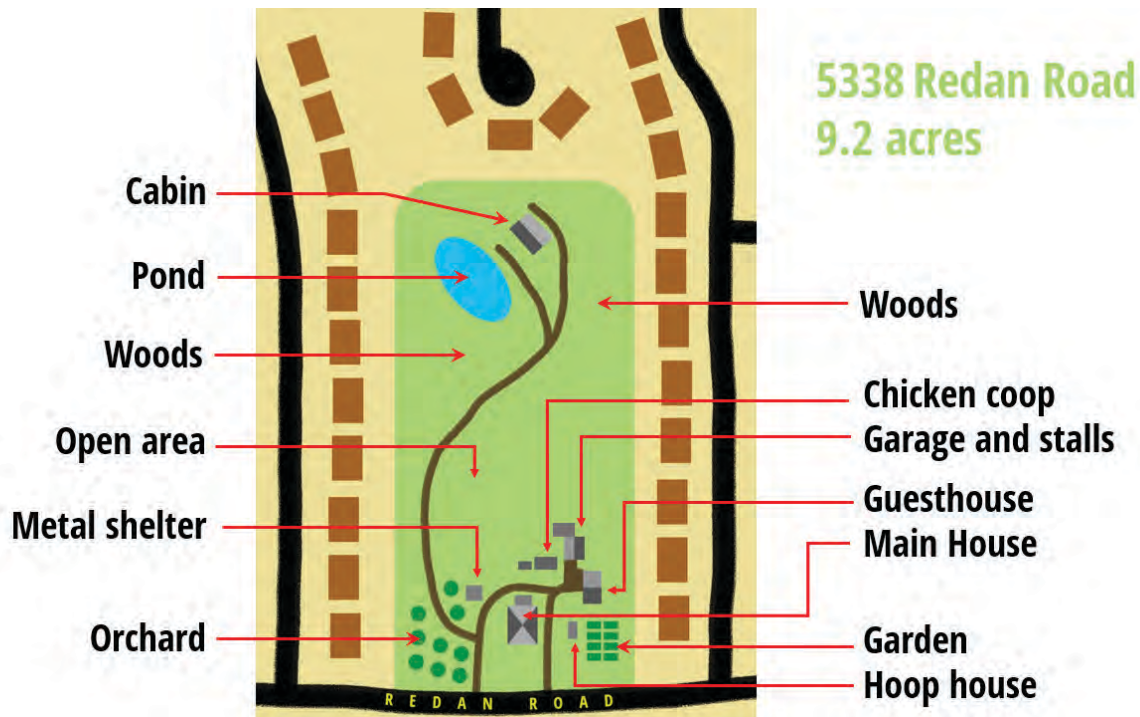
growing on it, which threatens the long-term stability of this feature. The root systems of plants can provide seepage paths for water, and trees that fall over can leave large holes that can weaken the embankment, leading to dam failure. Vegetative overgrowth also makes dam inspection more difficult and provides cover for burrowing animals.

The pond has likely not been dredged in many years but is nevertheless deep enough to support a population of fish, frogs, and invertebrates. It doubtless serves as an important water source for many nearby animals.









Above: A simplified map of the property was used to orient participants at the first public meeting on December 9, 2020.

## Community Engagement

Park Pride's mission is to engage communities to activate the power of parks. Community engagement is at the core of this mission, and the park visioning team undertakes each vision with that in mind. Park Pride's services are led by a licensed landscape architect and are offered through a competitive application process, with visioning awarded to only two parks in DeKalb County each year. Park Pride has contracted with the DeKalb County Department of Recreation, Parks, and Cultural Affairs (DRPCA) to offer visioning services to DeKalb's Friends of Park groups, along with our other suite of services.

Park vision plans are professionally produced long-term plans and reports that provide a fundraising and advocacy tool for the community. In some cases, vision plans go on to be legislated as master plans so they can also be used as a guide for park

planning and funding allocation by local government officials. This vision plan is a product of engaging the community around the property at 5338 Redan Road to gather input, and balancing that input with professional judgement, applicable laws and regulations, and accepted best practices to arrive at a realistic park plan that reflects community input.

In summer 2020, the Friends group for the property at 5338 Redan Road was awarded a park visioning grant. For many reasons, 2020 was a challenging year. The COVID-19 pandemic forced everyone to reexamine how community engagement could work in an environment where physical distancing was necessary to protect public health. Using new web-based forms of meeting and direct mail, Park Pride was able to reach 500 people directly around the park in spite of these limitations.



Right: Park Pride created a website with information about the history of the property, existing conditions, and instructions on how to get involved and give feedback.



## 5338 Redan Road

Welcome! Participate Learn More

### A Vision for 5338 Redan Road

Through a visioning process with [Park Pride](#), the community has an opportunity to create a long-term plan for the property at 5338 Redan Road. Purchased by DeKalb County for use as a park in 2010, this property contains structures with historic value, native wildlife, a garden, and plenty of beautiful old trees. This vision plan, created through a public engagement process, will result in a conceptual plan that is built upon opinions and input from the surrounding community.

Your opinion is crucial to the success of this process. A steering committee of area residents and Park Pride will be hosting public meetings over the next several weeks to collect your ideas. These ideas will help inform future investments made in the park. Although the plan will reflect community priorities, all projects will need to be approved by DeKalb County Department of Recreation, Parks, and Cultural Affairs.

This website is your best resource for information on how to engage with the planning process as well as staying current with updates.



### Steering Committee

A steering committee of committed residents and stakeholders served as representatives of the community and worked with Park Pride's visioning team throughout the process. At monthly steering committee meetings, the group helped to develop and implement a public engagement strategy and participated in design discussions. Eight steering committee meetings were held from July 1, 2020 until January 21, 2021.

Park Pride relies on the applicant to assemble a diverse group of people who fully represent the composition of the neighborhood, across ages and identities. The group may include adjacent landowners, businesses, schools, and other community organizations. The steering committee also will typically include, as a non-voting observer, a representative from DRPCA as well as elected officials. Committee members for 5338 Redan Road included nine representatives from the community, all long-time residents of the neighborhood.

Members of the steering committee are asked not to be tied to pre-determined outcomes and to be open to results based on feedback from the community. Park

Pride's landscape architects expect that steering committee members will act in good faith to do extensive outreach and listen with open minds to the opinions of others in their community, even if those opinions differ from their own. Steering committee members are expected to represent their community's interests and goals.

### Survey

One of the primary methods of gathering community input was with a survey. The survey was created in coordination with DRPCA and the steering committee and was made available online and mailed to every household within a ¼-mile radius of 5338 Redan Road. The paper version of the survey also included the website address so that residents could learn more about the project online. Ten questions on the survey included a blend of open-ended and multiple-choice questions. As is our standard practice, the survey offered an "Other – Write In" option at the end of each list of multiple-choice responses. The survey also included a contact form so we could e-mail interested respondents with more information.

**Does your household include children?**  
(check all that apply)

- ☐ infant–5 yrs    ☐ 6–12 yrs  
☐ teenagers    ☐ No

**If you have any additional wishes, concerns, or comments, please write below:**

**Contact Information (optional)**  
(Include if you are interested in receiving updates, or would like to join the Friends group)

Name \_\_\_\_\_

Email or phone \_\_\_\_\_

Street \_\_\_\_\_

- ☐ Yes, e-mail updates about park visioning  
☐ I'm interested in joining the Friends of the Park group  
☐ I'm interested in volunteering in the park

**Thank you for your help!**  
**Mail Survey by December 9, 2020**

Return the survey in the enclosed envelope to Park Pride,  
P. O. Box 4936, Atlanta, GA 30302

**Taking this survey is just the first step in the public engagement process.**

Please also plan to attend the upcoming virtual public meetings to help envision the future of this property.

Meetings will be announced on yard signs around the neighborhood, on the 5338-Redan website (below), and via notices in social media.

Plan to attend the public meetings to give more feedback!

**Public Meeting**  
December 9, 2020  
7:00 pm – 8:00 pm  
Virtual Zoom Meeting

More information and meeting links at  
<https://5338-redan.wixsite.com/welcome>

Return the survey in the enclosed envelope to Park Pride,  
P. O. Box 4936, Atlanta, GA 30302



Save a stamp! You can also take this survey online, just take a photo of this QR code or go to <https://tinyurl.com/5338Redan>

Facilitated by



**For the property at**  
**5338 Redan Road**  
**STONE MOUNTAIN, GA**

**A Vision Plan for 5338 Redan Road**

Through a visioning process with Park Pride, the community has an opportunity to create a plan for the property at 5338 Redan Road. Purchased by DeKalb County for use as a park in 2010, this property contains structures with historic value, native wildlife, a garden, and plenty of beautiful old trees. This vision plan, created through a public engagement process, will result in a conceptual plan that is built upon opinions and input from the surrounding community.

More information and meeting links at  
<https://5338-redan.wixsite.com/welcome>

**This survey closes on December 9, 2020**

Please return the survey in the enclosed envelope to Park Pride!

**Your opinion is a vital part of this process!**

The Visioning Steering Committee, composed of residents of the surrounding community, and Park Pride will be hosting public meetings over the next several months to listen to your ideas. This input will help guide future investments made in the park. Although this plan will reflect the priorities of the community, all projects will subject to approval by DeKalb County Department of Recreation, Parks, and Cultural Affairs.

**Welcome to the park visioning process!**

**What is the most important thing that a park in your neighborhood needs to offer?**

**What are the challenges facing a park at 5338 Redan Road? (Pick 3 max)**

- ☐ no one knows that it's there  
☐ feelings of isolation once inside  
☐ long-term maintenance  
☐ lack of clear views into/out of the property  
☐ clear and safe access into the park from the surrounding neighborhoods

Other (please explain)

**Which of the following would you most enjoy doing in a park in your neighborhood? (Pick 3 max)**

- ☐ walking/exercising  
☐ walking my dog  
☐ studying farm history  
☐ introducing my child to nature  
☐ hosting school classes in the park  
☐ having small picnics  
☐ bird-watching  
☐ attending community events (festivals)  
☐ gardening/growing food  
☐ citizen-science projects  
☐ learn about native and invasive plants  
☐ outdoor art classes  
☐ bicycling

Other (please list)

**What use would you prefer for the existing historic buildings on site? (Pick 3 max)**

- ☐ community social events  
☐ history displays/interpretation  
☐ farmer's markets/plant/seed swaps  
☐ scout/4-H camps  
☐ nature education programs  
☐ workshops  
☐ support outdoor events (elect/water)  
☐ house non-profit organizations

Other (please list)

**What are the TOP FIVE amenities you would like to see in this park? (Pick 5 max)**

- ☐ paved walking/biking trails  
☐ parking  
☐ community space/shelter  
☐ grilling area  
☐ garden plots  
☐ fruit trees/berries  
☐ shade trees  
☐ places to exercise outdoors  
☐ fishing pier or boardwalk  
☐ places to sit and enjoy nature  
☐ restroom  
☐ place for my children to play  
☐ renovated farm buildings  
☐ historical information  
☐ open lawn for unprogrammed use

Other (please list)

**Do you have any fund-raising ideas to help to restore and sustain the historic elements of this property?**

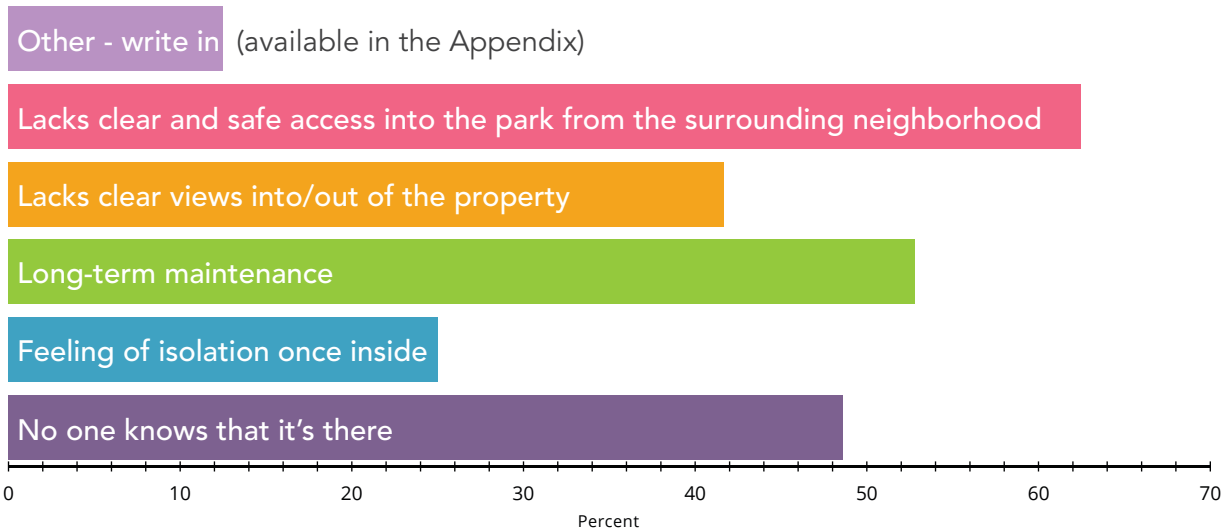
Please explain

Above: Front and back of the survey distributed by direct mail to every home within 1/4 mile of the property

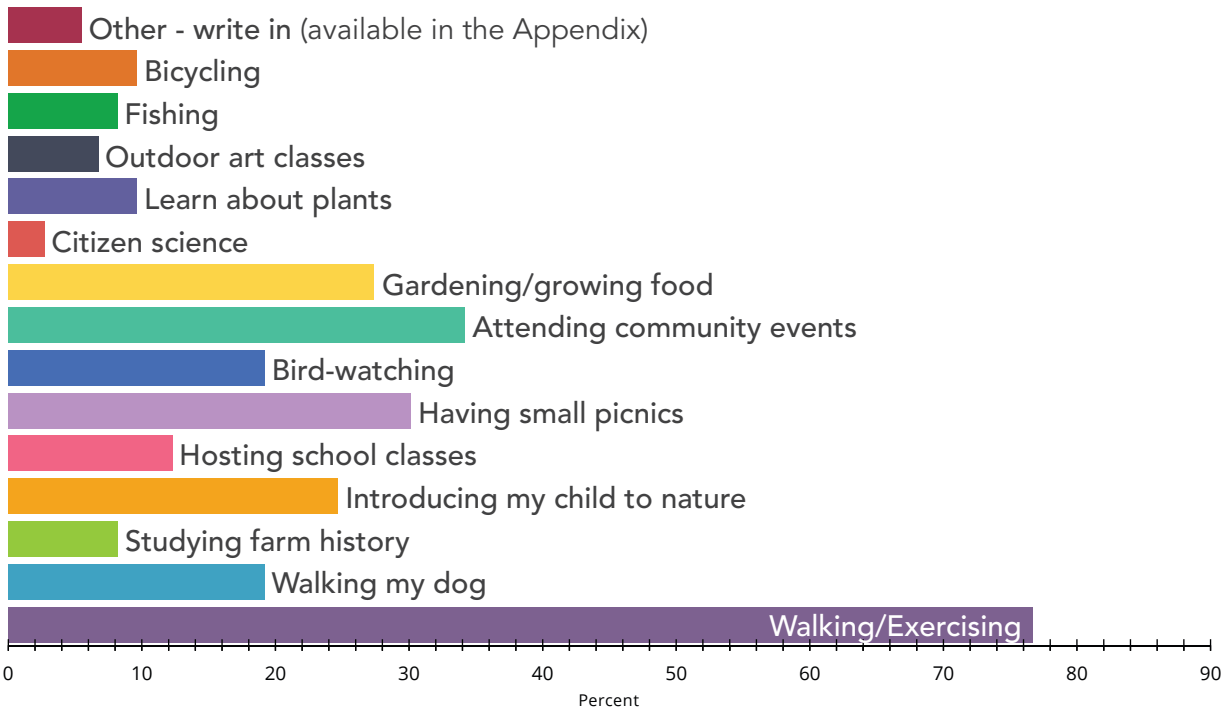


77 people responded  
survey results\*

### What are the challenges facing a park at 5338 Redan Road?

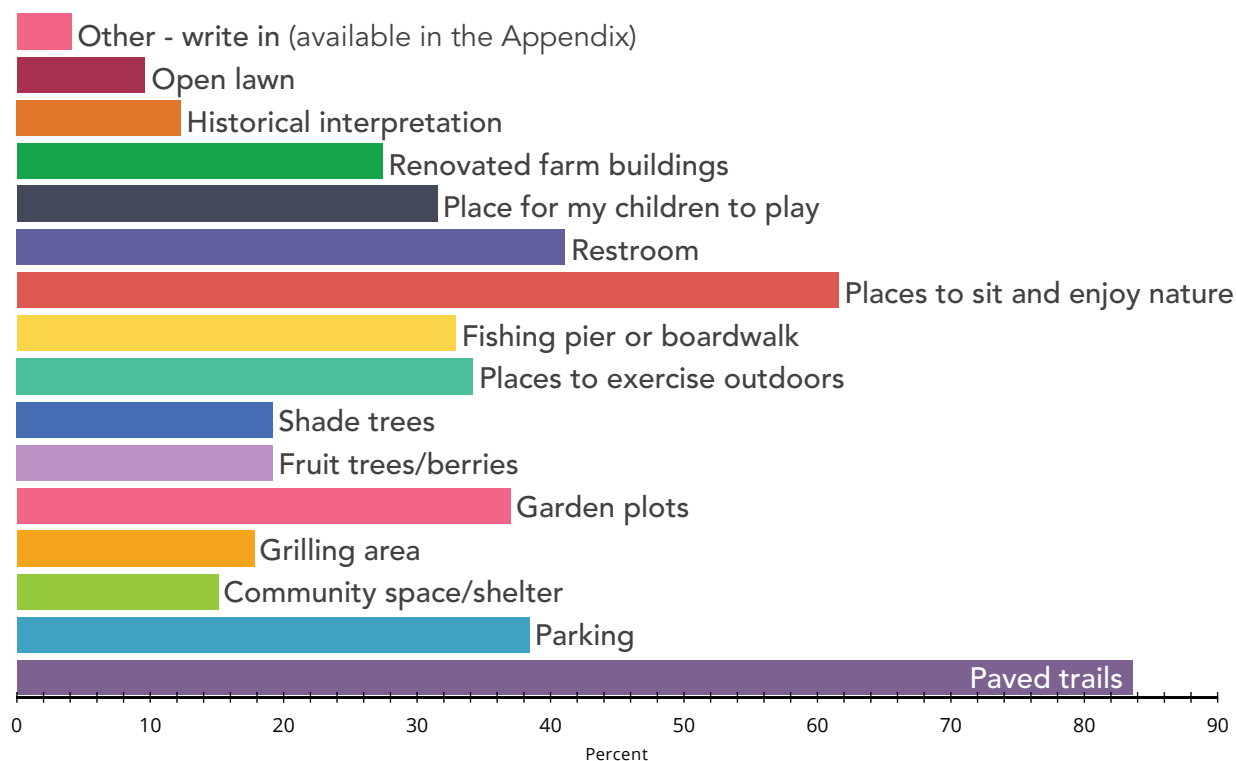


### Which of the following would you most enjoy doing in a park in your neighborhood? (Select a maximum of three)

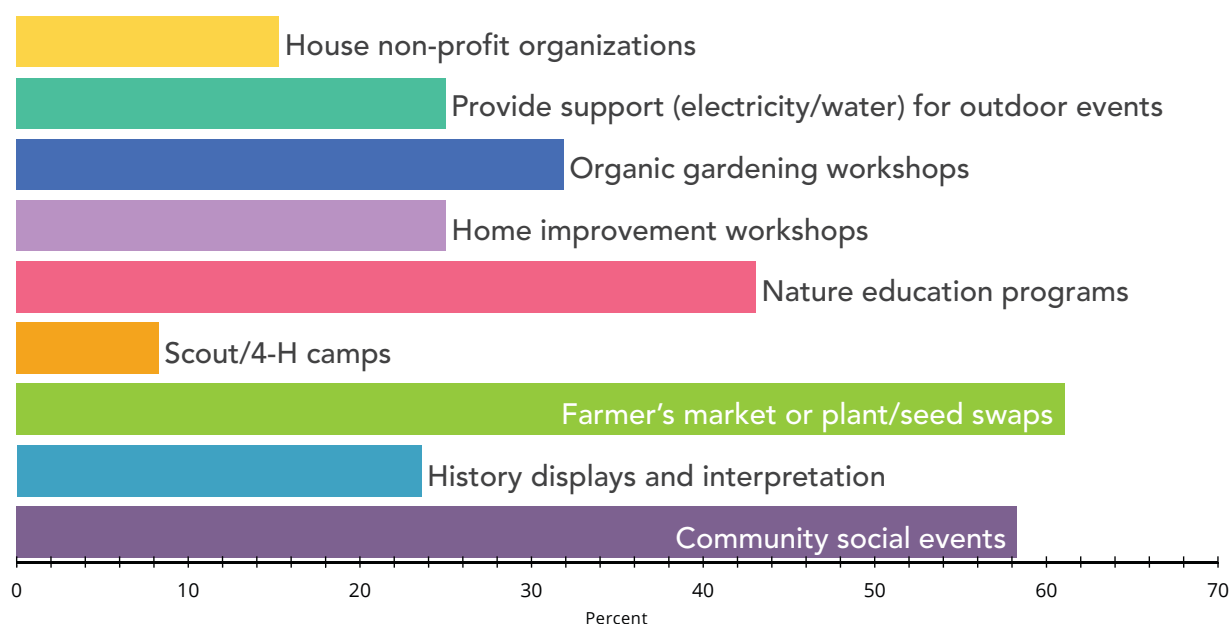




## What are the top five amenities you would like to see in this park? (Select a maximum of five)



## What uses would you like to see in the existing historical buildings on the site? (Select a maximum of three)



\*Full results, including write-in comments, can be found in Appendix 7



Seventy-seven survey responses were received, with a clear plurality of responses favoring more passive/natural experiences like walking trails, picnicking, and gardening. Amenities that garnered more than 25% support include: paved trails, places to sit, restrooms, parking, garden plots, places to exercise, play space, a fishing pier, and rehabilitated farm buildings. Challenges identified through the survey were mainly those related to visibility, security, and access, which is not surprising since the park was closed to public access at the time the survey was administered.

The survey also asked about potential future uses of the historical buildings on the property, with the most popular responses including farmers markets, support for events, and nature education programming. A full report of survey responses is included as an appendix.

### **Virtual Outreach**

A series of in-person public meetings traditionally form the basis of the visioning process. However, in 2020 Park Pride implemented a virtual public outreach strategy that included online public meetings, direct e-mail, digital live polling, and a website to host information and collect feedback related to the visioning process.

Visioning staff created the website using Wix (wix.com), and divided the site into three sections: Welcome, Participate, and Learn More. The website included information on visioning in general, links to the survey, registration and schedule information for public meetings, a livestream video of all public meetings, as well as details of the site's location, history, and existing conditions. The website was updated periodically as new information became available and served as the main place where the finished vision plan was published.

Two public meetings were held on the Zoom platform on December 9, 2020 and January 27, 2021. The meetings were structured as webinars so that the meeting could be livestreamed to the website. Live polling was conducted during the meeting using Poll Everywhere (pollev.com), which allowed participants to respond to questions through either a website or text messaging. The live polling software allowed meeting participants to view responses as they came in, letting attendees view ideas put forward by their neighbors in colorful word clouds as well as bar graphs – all in real time.

Before each public meeting, an e-mail reminder was sent to those who shared their e-mail addresses through the survey with links to register and to watch the live stream on the website. Signs were also put up at key intersections by steering committee members before the first public meeting. After the second (and final) public meeting, an e-mail was sent that shared the vision plan and asked for feedback on priorities.

### **Public Meeting 1**

The first public meeting was held virtually on December 9, 2020 and was livestreamed to the website. The meeting opened with a presentation on the visioning process, existing site conditions, and the park's history. Historical exhibits and maps were presented to provide context for how the area had evolved over the years, and photographs were shared to show the existing features and character of the property. Nineteen people attended the meeting. Live polling questions collected initial ideas and dreams for the park.

Some key points emerged from the live poll responses, which largely echoed the findings of the survey, including emphasis on nature, gardens, safety, visibility, and access. Answers emphasizing historic preservation and/or rehabilitation of existing buildings were more prevalent during the public meeting, as were calls for a playground. All answers can be viewed in the Appendix.



**Continued on next page →**



## What else should we be thinking about when it comes to the design of 5338 Redan Road?

THANK YOU BOTH for involving us in the planning for our community!!! 🍷

Flock cameras

Fish are in the pond

Lighting

Preserve-area-not-to-run-off-animals

Walking trails

Parking

Walking

Fishing

Signage

Sidewalks leading to park

everyone-that-lives-in-area-not-just-one-age-demographic

Walking trails

Fishing

Native American historic education

Art

Signage

Safeplaceforall

Cleanup answers

Veggie garden

Accessibility to log cabin

Fence

Historic preservation

Family friendly

young-families

Fencetoprotectneighbors

After the first public meeting, Park Pride received feedback from some members of the steering committee who felt that we had misrepresented some aspects of the site. In

response to this concern, Park Pride issued a statement on the website in coordination with DRPCA, which is reproduced below and incorporated into this report.

### Correction statement after Public Meeting 1

Thank you to those who participated in the December 9th public meeting for 5338 Redan Road. We have received some feedback from community members who felt we misrepresented some aspects of the site. This message is meant to correct the record on a couple of things we stated during the December 9 meeting.

**1) What we said:** *The existing buildings are not suitable for public use and are out of compliance with current codes.*

**Clarification:** After visioning, a full assessment of the buildings will be performed by the County, which will be based on the proposed future use of the building as described in the visioning plan. The assessment and proposed future use of any building will determine what improvements will be needed, whether the current structure is deemed adequate, and what modifications need to be made.

**2) What we said:** *The pond on site does not currently have fish.*

**Correction:** There are fish in the pond.

**3) What we said:** *The county purchased the land for use as a park in 2010.*

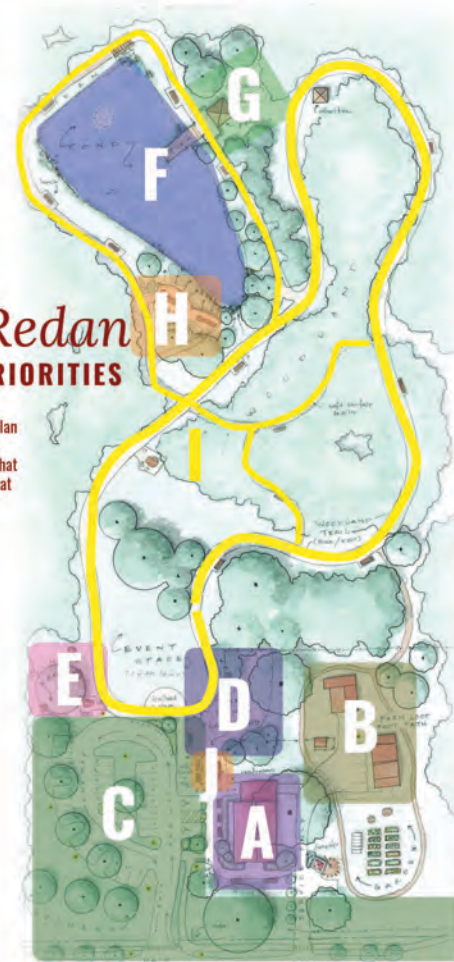
**Clarification:** The community was instrumental in advocating for the land to be protected and remain undeveloped. The visioning plan performed by Park Pride provides a collaborative way for the community to assist Department of Recreation, Parks and Cultural Affairs in determining the future usage for the site.





### 5338 Redan PROJECT PRIORITIES

Match the letters on this plan to the project descriptions below. Place the projects that are most important to you at the top of your list.



Above: A prioritization exercise was created, but there were not enough responses to be able to draw conclusions about results.

Left: An exhibit showing proposed "Use Areas" was developed in preparation for the second public meeting

## Public Meeting 2

The second and final virtual public meeting was held on Wednesday, January 27th and was attended by eight people. Like the first meeting, it also was livestreamed to the website. The meeting opened with a presentation and discussion of the survey results, which was followed by a presentation of the vision plan itself. Questions were answered live as they were asked, and attendees were asked to prioritize projects through a survey that was shared during the meeting and published on the website. Park Pride only received one response to the prioritization questionnaire, making it impossible to draw conclusions. Therefore, the survey results are not published as part of this report.

Unfortunately, the neighborhood around 5338 Redan Road lost electricity during this second public meeting. To make sure everyone had an opportunity to participate in discussion around recommendations for the park, Park Pride offered a live 30-minute online Q&A on Wednesday, February 3rd. The Q&A was advertised through direct e-mail and the website. We asked interested parties to watch the recorded presentation on the website before joining the Q&A. One person attended the Q&A to express support for the plan.

## Discussion on Differing Visions for 5338 Redan Road

Park Pride's visioning process is designed to conduct community-wide outreach that will facilitate open conversations about physical improvements to a public park. Oftentimes points of conflict emerge from these conversations, and Park Pride staff does our best to navigate these conversations to be inclusive of differing viewpoints. To that end, it is important to note here a fundamental point of disagreement about the future of this property.

Throughout the visioning process, members of the steering committee and the applicant

expressed views that the property should not be a park, but instead be a "historic farm and nature preserve." It should be stated here that public parks often contain multiple experiences including recreational, passive, play, cultural/historical, natural, or a combination of these. In other words, parks can have historical features and preserved natural spaces as well as serve other community needs. The term "park" in the context of a park visioning is a neutral term that does not prescribe programmatic elements. Instead it is used so that residents understand that the property is owned and managed for the public good and that there are a range of options for future uses and programming.

With support from DRPCA, Park Pride opted to use the word "park" to describe the property over the objections of the 5338 Redan Road steering committee, who expressed multiple times their desire to limit options for future use to include only certain elements and activities. There are some recommendations in this report, such as the playground, that are included because they had support in a public forum, though they are not supported by the steering committee.

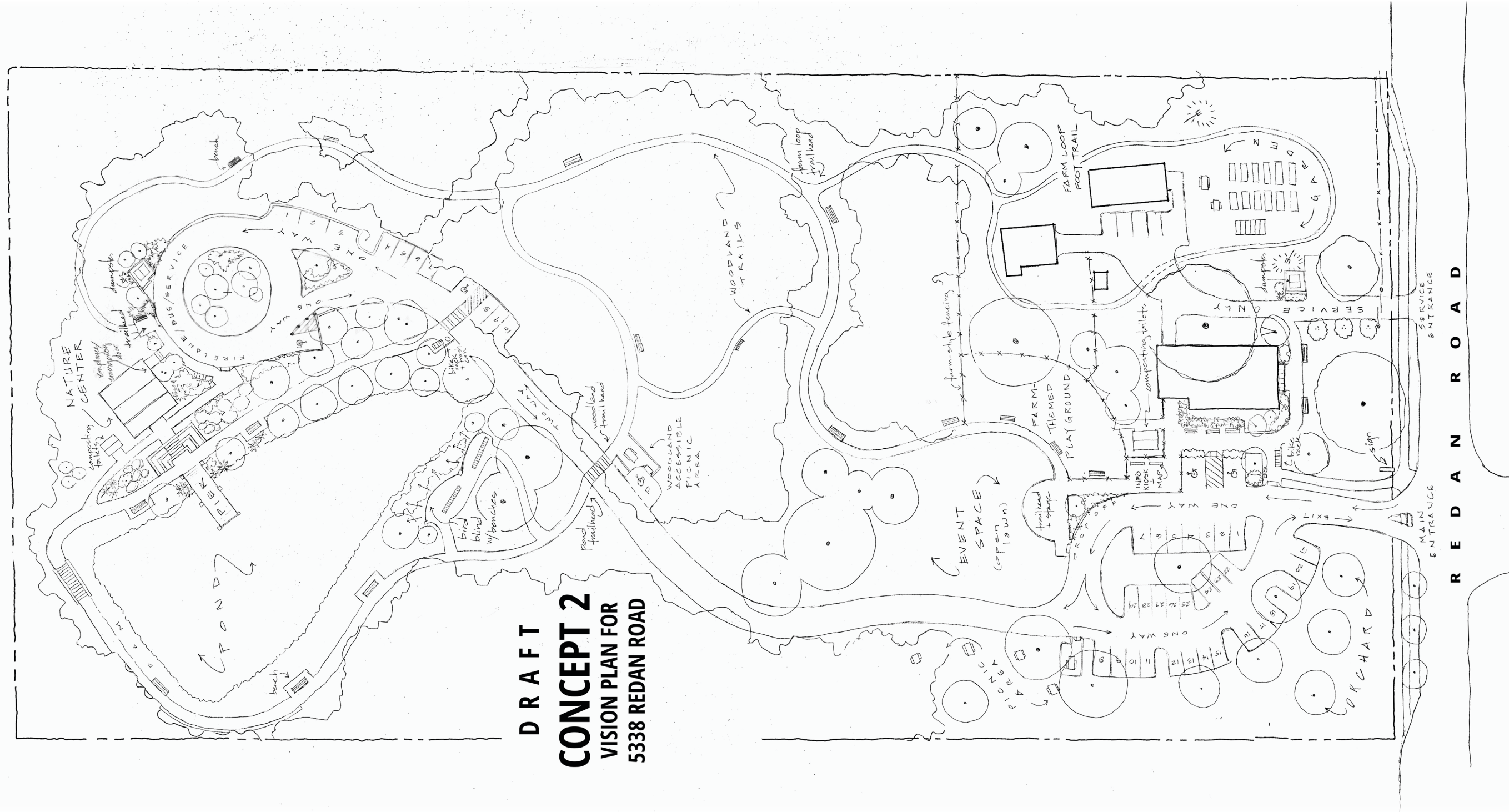
Unfortunately, the day before the final public meeting, the applicant contacted Park Pride and DRPCA to express his and the steering committee's opposition to the plan contained in this document. Those comments are incorporated into this report by reference and are included as an appendix.

The plan presented in this document was drafted using the results of the community survey and live polling as the primary source of community input. As always, decisions as to the ultimate use of this property are at the discretion of the DeKalb County government.



### Second Option for Park Development

Park Pride also explored an option for park development that included repurposing the cabin at the north end of the property as an education center at the request of the steering committee. The cabin is situated far from existing fire access and was designed as a residential structure. Any rehabilitation efforts to convert this building to commercial use would need to provide adequate parking, emergency fire access, security, and ADA-compliant accessibility to ensure public health, safety, and welfare. Ultimately, this option was not presented to the public because of the large impact it would have on the forested parts of the property. It is submitted here as part of the record.





Wildlife habitat preserved and enhanced throughout



Paved and soft-surface trails for fitness and experiencing nature for all ages



Farm-themed play area and accessible restrooms



Existing structures rehabilitated to facilitate workshops, farm history and nature education



Community garden plots and hoop house expanded to facilitate seed swaps, market days, and farm festivals



DeKalb County  
Park Visioning

TAKE PART IN THE PROCESS!

# 5338 Redan Road

## 2020 VISION PLAN



Paved walking/bike loop through the woodland



Bird blind with benches for wildlife observation



Fishing at the pond-recommend pond aeration to prevent mosquitoes



Pavilion and pier to encourage hands-on nature experiences



Picnic area with accessible surfacing



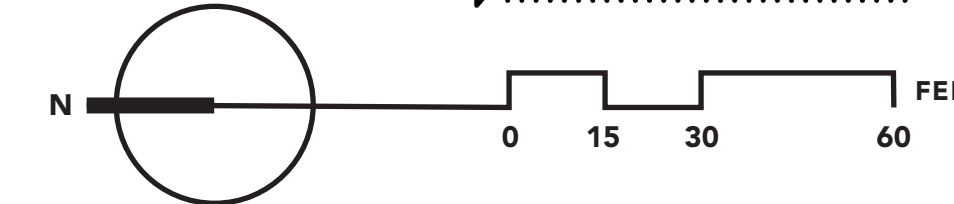
Recommend wildlife-friendly lighting directed to walkways not the forest or neighbors



Parking for 31 vehicles including two ADA-compliant spaces



Facilitated by



January 27, 2021





A natural allée of trees creates a lovely and calming effect while strolling aside the pond.





Public access, farm history, and nature are three major components of this vision plan.

## Vision Plan

The vision plan presented in this document opens the property for public access, protects historical and natural features, and adds programmatic elements in alignment with the survey and live-polling results. The recommendations in this chapter are a starting place for conversations about how the property at 5338 Redan Road can serve the public interest as a park space. Commercial, semi-private, and other non-park options for future use of this property were not considered during the park visioning process.

### Make Safe for Public Use

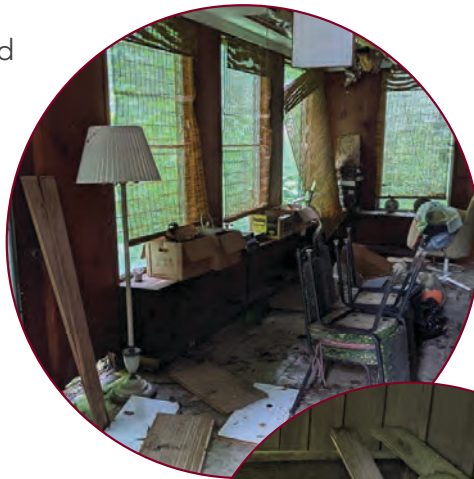
The County purchased the property at 5338 Redan Road with 2001 park bond funds over ten years ago, but it is not yet safe for regular public use. This first group of recommendations (pgs 29-31) is focused on access and safety with the goal of formally opening the property for public enjoyment and use.

### Building Evaluation & Security

To make the property safe for public use, at minimum all buildings on site need to be evaluated for environmental hazards, cleaned out of possessions, and secured to



exclude unauthorized access to the interiors. Due to past vandalism attempts, a security system is recommended to alert authorities in case of attempted illicit entry.



All of the buildings still contain furnishings and possessions of the previous owner. Buildings ought to be cleared out before the property is opened to the public.

### Demolish sheds

Except for the chicken coop and community garden hoop house, minor sheds and other structures are recommended to be prioritized for removal due to hazardous conditions. There are at least five of these minor sheds on the property.



### Fencing repairs

Remnants of wire fencing still enclose space that was used as pasture for farm animals. It is recommended that pasture areas retain their delineation in the landscape with a safer material such as wood split-rail fencing, to reduce the risk of cuts and punctures from metal t-bars and sharp wires. Openings and access for regular maintenance should also be considered when replacing fence.

The parking lot is recommended to be lit with wildlife-friendly, appropriately scaled lighting to facilitate evening programming and enhance security. Red colored lighting is known to be especially friendly to wildlife and may be appropriate at this site, given the community's strong interest in preserving habitat. However, community engagement and education would be very important in exploring this option since red is a color with strong emotional associations and may draw aesthetic criticism. The parking lot may also include a drop-off zone for both busses and personal vehicles to facilitate visitation by buses.

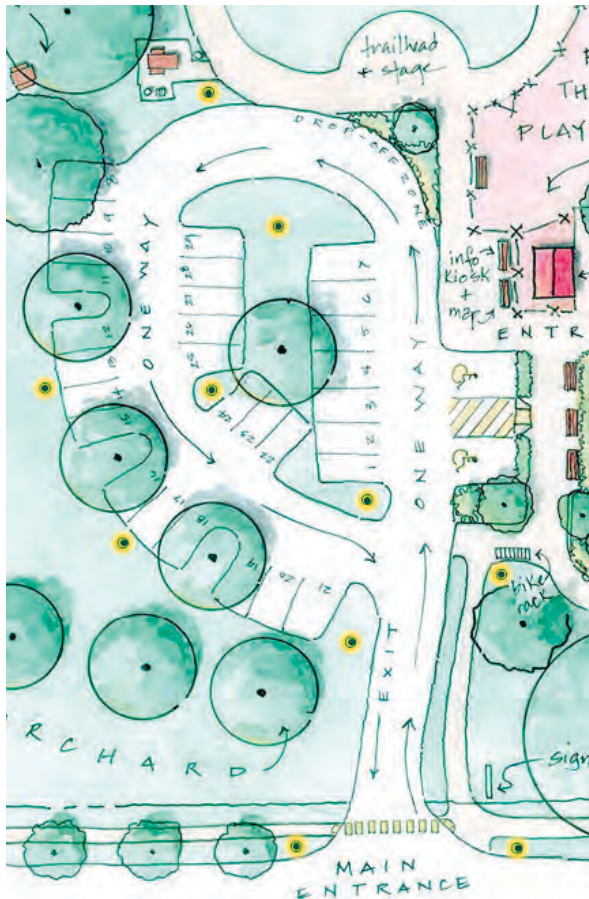
### Parking lot

A formal parking area designed to accommodate 31 cars is recommended in the southwest corner of the property around the former orchard. Parking lot design should protect existing orchard trees to the extent feasible, and personal vehicles should be excluded from the rest of the park through the use of fencing, curbs, bollards, wheel stops, or other means.



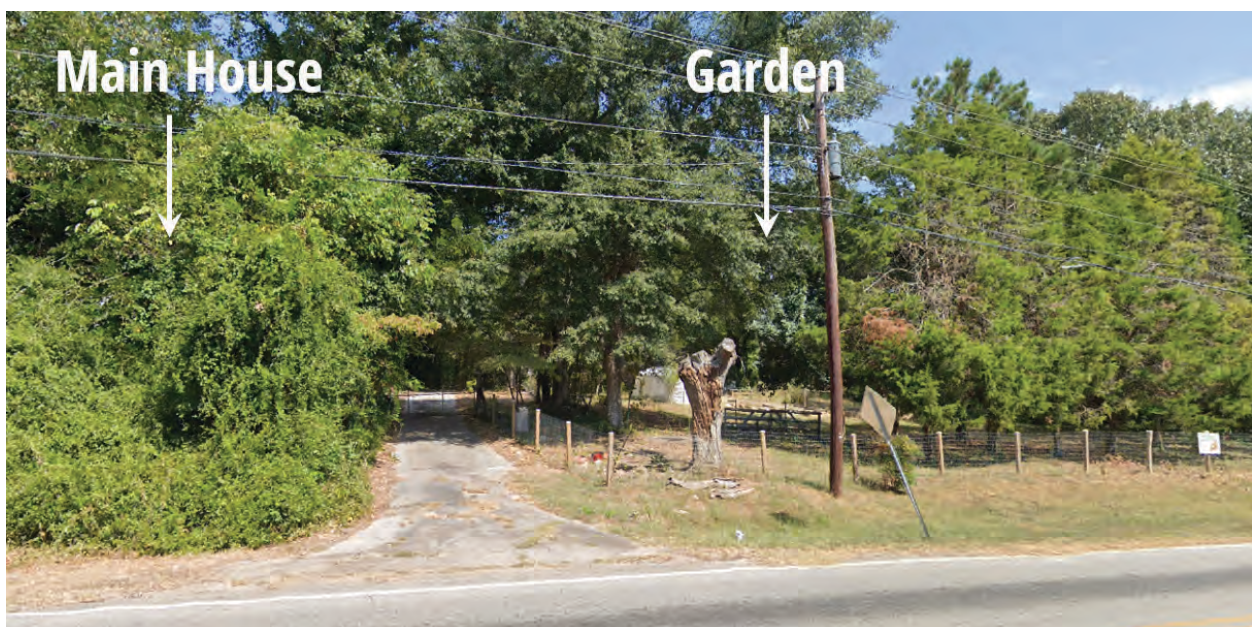
Old sheds and fences should be removed to make the property safe for public use.





Above: A small parking lot is designed to fit among the orchard trees. Yellow dots represent security lighting.

Below: The existing east entrance to the property off Redan Road is unmarked, and vegetative overgrowth obscures visibility into and out of the site.



## Visibility and Entrances

A well-marked public entrance is sorely needed both for pedestrians and vehicles entering the property. It is recommended that the existing west driveway be repaved and widened to safely accommodate two-way traffic turning in from and out onto Redan Road. The east driveway may be retained as a maintenance access and may also be repaved. However, it should be visually de-emphasized and remain gated so that it is not confused with the main public entrance. Clearing overgrowth along the road frontage will allow visibility into the property from Redan Road.

To accommodate pedestrian access, this plan recommends a paved sidewalk parallel to the main vehicular access. A sidewalk along the north side of Redan Road between Chapman Circle and Redan Trail will provide a safe path for pedestrians to access the entrance from the surrounding neighborhood and nearby bus stops.



## Historical Farm Buildings

The United States National Park Service (NPS) defines four distinct approaches to the treatment of historical features: preservation, rehabilitation, restoration, and reconstruction. Choosing the appropriate treatment type is important and depends on a variety of factors, including historical significance, physical condition, proposed use, and interpretive intent. NPS publishes detailed technical standards for the treatment of historic properties, which can be found on their website.

As mentioned earlier, the Georgia Historic Preservation Division determined in 2006 that 5338 Redan Road is not eligible for listing on either the National or State Registers of Historic Places (see Context). Nevertheless, NPS's technical guidelines provide a reasonable starting point in thinking through the considerations for retaining the historical buildings on the property.

While full structural and architectural investigations are beyond the scope of

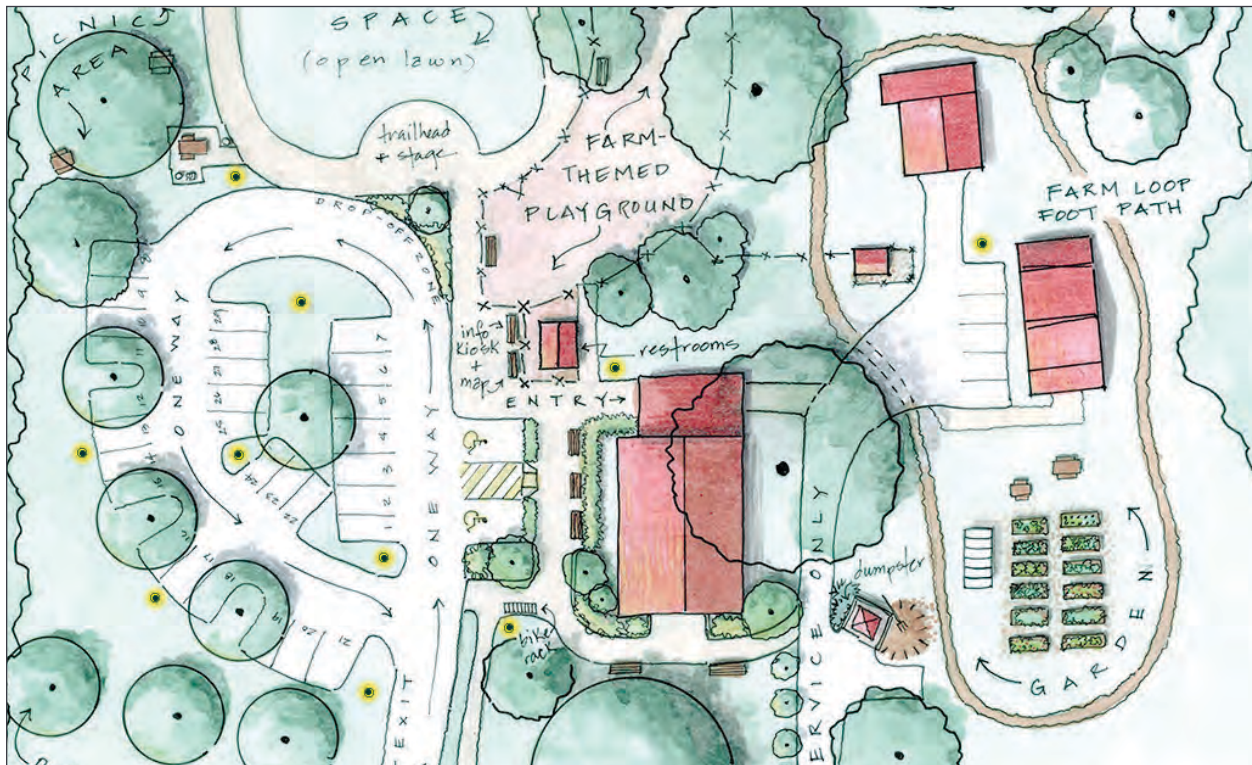
## National Park Service Historical Treatment Options

**Preservation** focuses on the maintenance and repair of existing historical materials and retention of a property's form as it has evolved over time.

**Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

**Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.

**Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.





this report, as are specific architectural recommendations, Park Pride did perform cursory visual inspections of the buildings and inquired about potential future uses in community forums. Park Pride also identified precedents of similar projects nearby to gain a fuller appreciation for the range of treatments available for historical buildings in the public realm.

Public input, as measured through the survey and live polling, suggests that appropriate future uses of the buildings may include: farmers markets, community social events, nature education programming, workshops, and/or support for events. These uses suggest the need for flexible multifunctional space with multimedia capabilities and movable furniture that can easily be set up in different configurations for a variety of events. Commercial-grade bathrooms, ample storage space, and a warming kitchen may provide support for larger social events. Additionally, office space may be needed for staff and record keeping. Information about the property and the house may also be incorporated into the design through educational signage and/or exhibits.

Because all the buildings on the property were designed and used exclusively for private residential and agricultural purposes prior to county acquisition, and because parks inherently are places of public accommodation with safety and accessibility requirements, rehabilitation seems the most practical treatment option to make the buildings useful, accessible, and safe for the public while preserving the architectural features that convey historical value.

The Main Farmhouse (1890s) is the most suitable candidate for a more intense rehabilitation effort as a community building that could host programs such as those requested by the community. Its central location, visibility, architectural integrity, spacious interior, proximity to Redan Road, and status as the oldest building on the property make it the most likely candidate

for further investment. This is also the only building on the property to have already benefited from significant County investment with the recent replacement of the roof.

The Garage and the Guesthouse, while architecturally interesting on the outside, lack the interior space that would make them well-suited for rehabilitation as a community center. Their physical presence on the site is more recent than the Main Farmhouse by some 60 or 70 years, and both are rapidly advancing into states of disrepair. It is feasible that all or parts of these buildings could be retained and stabilized for interpretive purposes (see Precedents) and that they could provide some support and storage for the nearby community garden, maintenance activities, and community events.

These three buildings, plus the chicken coop and community garden form what we refer to as the historical use area. The purpose of this area is to support interpretation of the rural and agrarian history of the Redan community through architectural preservation/rehabilitation, signage/exhibits, and gardening/growing crops. The recommendations for this area focus on preservation, access, and providing space for community events such as seed swaps, farmers markets, workshops, and nature programming.

Public access to the area is provided by ADA-accessible walkways leading from the parking lot. Bicycle racks also provide a secure place for cyclists to park their bikes nearby. The walkways leading to the Main Farmhouse are generously sized and include seating and lighting to support comfort and security. The building's waste management needs are served by a small dumpster a short distance away, concealed within a walled enclosure and surrounded by plantings, which can be easily accessed from the maintenance access drive.





Above, top: The Alexander Lake PATH Trail at Panola Mountain State Park passes through a historic barn that provides a nice place to take a break in the shade.

Above, middle: The Bobby Jones Room in the Bell Tower at Oakland Cemetery can be rented and set up by community members for meetings and events.

Above, bottom: The Lithonia Woman's Club has been rehabilitated to support events like weddings (pictured) and educational workshops.

The Main Farmhouse becomes the point of central focus, with improved entrances and exits, appropriate landscaping, and architectural rehabilitation to accommodate multifunctional space needed for the kinds of programming requested by the community. The building may be divided into multifunctional rooms, providing private event space that retains its authentic architectural character.

Vegetative overgrowth is also removed from this area; preserving large trees and food-bearing shrubs, opening views, and reclaiming space that can be used for informal play and events. An informal walking loop provides a pleasant self-guided educational circuit around the main features of this area with signage providing information on rural life and important figures in the history of the Redan community.

Both the Garage and Guesthouse are also included in this vision. A fuller analysis of these structures is necessary to make recommendations for future use. There are several creative ways that nearby historical structures have been treated that are shown here as precedents and suggest possible directions for preservation-minded treatment of these buildings that may or may not include finished interior space.

The Guesthouse may, for example, be restored to its previous life as a barn and opened as a shelter, similar to the barns at Panola Mountain State Park and Vaughter's Farm. Similarly, the Garage may provide storage for maintenance vehicles or tools and supplies for the nearby community garden.



### Lyon Farmhouse

Built in 1820, and continuously inhabited for over 150 years, the property was purchased by the DeKalb County Department of Watershed Management in 2006. By 2016, a worsening state of disrepair resulted in its placement on the Georgia Trust for Historic Preservation's "Places in Peril" list. Phase I preservation included stabilization of the foundation and rotten framing, as well as roof replacement and cost \$225,000. Funds were raised in partnership with the Arabia Mountain National Heritage Area Alliance (AMNHA).



### Johns Homestead Park

The John B. Johns Homestead and site is made up of a main house (c. 1830) and four outbuildings. Descendants of Johns were in ownership of the house continuously until DeKalb County purchased the property in 2004.

The site was listed on the Georgia Trust for Historic Preservation's "Places in Peril" list in 2016 (along with Lyon Farmhouse). City of Tucker took over responsibility for the site in 2018. The historic structures remain in advanced states of disrepair despite a well-organized community fundraising campaign.



### Vaughters' Farm

Vaughters' Barn is an iconic remnant of DeKalb County's rural past and a part of Panola Mountain State Park. S. B. Vaughters was one of the most successful dairy farmers in the area, and the barn sits on an agricultural landscape that is a centerpiece of the AMNHA. In 2018 Georgia DNR and AMNHA partnered to restore the barn for future generations. The restoration project cost approximately \$200,000. AMNHA also repurposed the Vaughters' Farmhouse as an office and meeting space, where it is still housed today.





## Trails

By far the most requested feature by community members were trails. This plan recommends a system of both paved and soft-surface trails through the property, that includes places to sit, enjoy views, and picnic along the way. The system is divided into two main loops, with shorter connector trails running between.

The main loop is about 0.25 miles of paved multiuse trail that leads from the parking lot down through the woodland and back up. It connects to all the main circulation elements through the site, including the farm loop foot path, pond trail, woodland foot trails, entry to the Main Farmhouse, and parking lot. Trail users are welcomed at the northeast edge of the parking lot near the proposed drop-off, where a small plaza provides information and maps of the property. From there, trail users can embark into the woodland, where seating is offered at regular intervals to provide opportunities for reflection, rest, and enjoyment of nature.



A secondary loop around the existing pond is just over 0.1 miles in length, providing 360-degree access to the water and providing opportunities for exploration and fishing. The path is shown as paved along the northeast edge, which is more programmed and is expected to receive more heavy use. The path may convert to an unpaved surface along the pond's western edges to provide a different user experience on this part of the trail. A short span of bridge will be needed to traverse the dam's spillway at the northernmost corner of the pond, and a short retaining wall may be necessary to navigate the grades at the westernmost corner of the pond. As with the main loop, this secondary loop offers seating options at regular intervals.

Additional soft-surface trails are shown connecting the main loop and offering options for trail users to engage in different experiences with the woodland, or perhaps providing shortcuts for those who want a shorter walk in the woods. Another soft-surface trail connects the main loop to the historical farm area.







Above: Native Paw-Paw trees bear large edible fruit that have a similar taste and texture to bananas.

Below: The Browns Mill Food Forest in Atlanta has both communal and individual plots for growing food, as well as trellises with built-in seating that support food-bearing vines like these muscadine grapes.

## Community Garden & Orchard

This plan supports the continued operation of the hoop house and community garden as an important tie to the agricultural legacy of the property. Opportunities to expand the garden may include planting new fruit trees and berry bushes, as well as vines such as grapes and passionflower vine (maypop). Shaded places to sit and enjoy the space may also increase enjoyment of the space, and the garden's proximity to the Guesthouse suggests that this building may be rehabilitated to support garden activities, perhaps as an open-air shelter or as secure storage.

The existing orchard trees west of the building should be labeled and incorporated into the design of the parking lot to minimize loss of these food-bearing trees.

The plan also identifies a space off the east service drive as a place to stockpile bulk orders of mulch, topsoil, and compost.







Bird blinds like this one add architectural interest to a park and allow birdwatchers and other observers to watch wildlife without disturbing the animals being observed.



## Picnic Areas

Opportunities for small picnics are offered here and there throughout this plan. Care should be taken to ensure that ADA-accessible options are offered, with appropriate furnishings and clear pathways. Picnic facilities in this plan are small in scale, with no large pavilion shown, keeping in mind the close proximity of private backyards and residences. Although it is common practice to place picnic tables informally in the landscape, it has been Park Pride's experience that more formal set-ups with level surfaces and logical and consistent arrangement of furnishings (table, waste bin, coal bin, grill, shelter) are easier to maintain, lend a more organized appearance, and are longer-lasting. Both formal and informal picnic options are shown in this plan as may be appropriate to include as budget and design priorities allow. It should be noted here that the community steering committee registered opposition to including grills in the design, which would result in a small cost savings.

Below, top: Small picnic areas may be either covered, like this one at Henderson Park, or uncovered.

Below, bottom: An outdoor classroom that can accommodate school groups can facilitate lessons on agricultural history and nature.



## Outdoor Classroom & Bird Blinds

Among the requests for programming from community members was the idea that the existing Cabin (constructed 1984) near the pond could be repurposed as a Nature Education Center. This option was explored during the design phase but was ultimately abandoned (see page 26). The site requirements for a public facility, including parking and emergency access, were deemed too impactful to the surrounding woodlands to be viable. Also, zoning overlay stipulations on this property restrict uses other than those specifically listed (see Context). Because of its limited reuse potential, liability risk, maintenance costs, and absence of historic value, this plan recommends that the Cabin be demolished and replaced with an outdoor classroom.

The outdoor classroom provides dedicated space for school groups to learn in an outdoor environment, offering views of the pond and woodland. It is shown as being partially covered with a pavilion and may offer natural materials, such as boulders, logs, and/or wooden benches for seating.

On the opposite side of the lake, this plan recommends installation of bird blinds, which allows visitors to watch birds and other wildlife without being seen. The pond is an important water source for local wildlife, and the bird blinds provide an opportunity to observe their behavior from a distance. Importantly, they should be designed to be entirely open so as not to provide a hiding place for illicit activities, but bird blinds come in an endless and fascinating array of designs so this goal is easily accomplished.

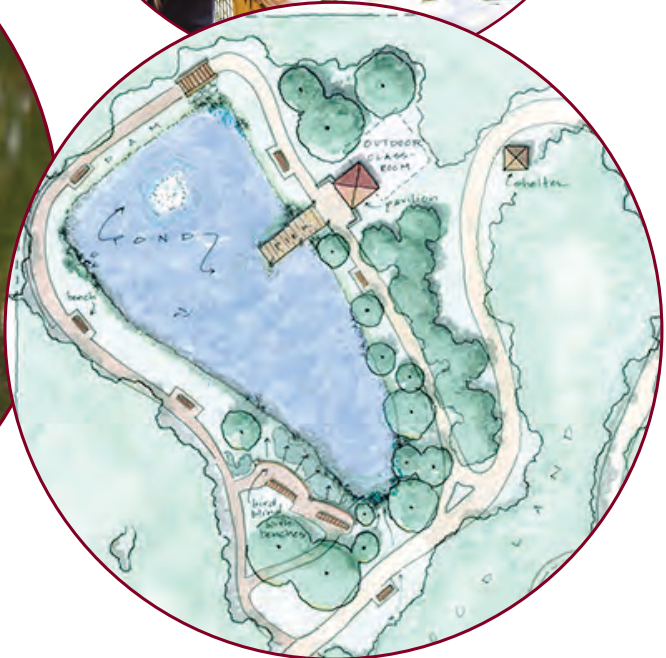


# Pond

The existing pond is retained in this plan as an important educational, scenic, and recreational feature. It is recommended that the pond first be evaluated by a qualified specialist to determine the best course of action for initial investments and long-term maintenance. Initial observations suggest that the pond may benefit from dredging to provide deeper water for fish and other aquatic wildlife to survive during periods of dry weather. An aeration system may also be appropriate since the pond does not have consistent inflow and outflow via a surface water feature like a stream. Aeration prevents water stagnation and mosquito breeding. Additionally, the dam should be evaluated for maintenance actions. It is never advisable to allow trees to grow on dams, and this one has a stand of mature trees on its north face. The advice of a Civil Engineer should be sought to make recommendations on restoring the dam to a more maintainable state to ensure the pond can be enjoyed many years into the future.

Aside from addressing the functional engineering of the pond and dam, this plan recommends that a fishing pier be added along the shore to allow closer moments with the water. In this plan, the pier is shown directly opposite the proposed outdoor classroom, creating a sequence of experiences from the woodland classroom, under a shade pavilion, to the water's edge, and then ultimately over the water surface.

Below: The lake provides a great opportunity for wildlife observation, as well as recreational fishing and quiet enjoyment.





## Playground & Freestanding Restroom

Lastly, this plan shows a playground area with freestanding restrooms just north of the Main Farmhouse. Although the playground was not something the steering committee supported, it was among the most requested features during the first public meeting (see page 23). This plan suggests where a playground may go should one be desired in the future, but does not recommend this as a top priority for park build-out. Should a playground be constructed, it is recommended that the play experience be centered around agricultural themes, be made of wood whenever possible, and be enclosed with a split-rail wooden fence to aid parental supervision. Color choices and materials should be sensitive to the historic nature of the site and should not detract from the historical value of the buildings or landscape. Although the picture below shows a red playground, a

more natural finish would likely be more appropriate for this site.

A freestanding restroom building is also shown in the event the restrooms in the Main Farmhouse are closed or otherwise unavailable for public use.

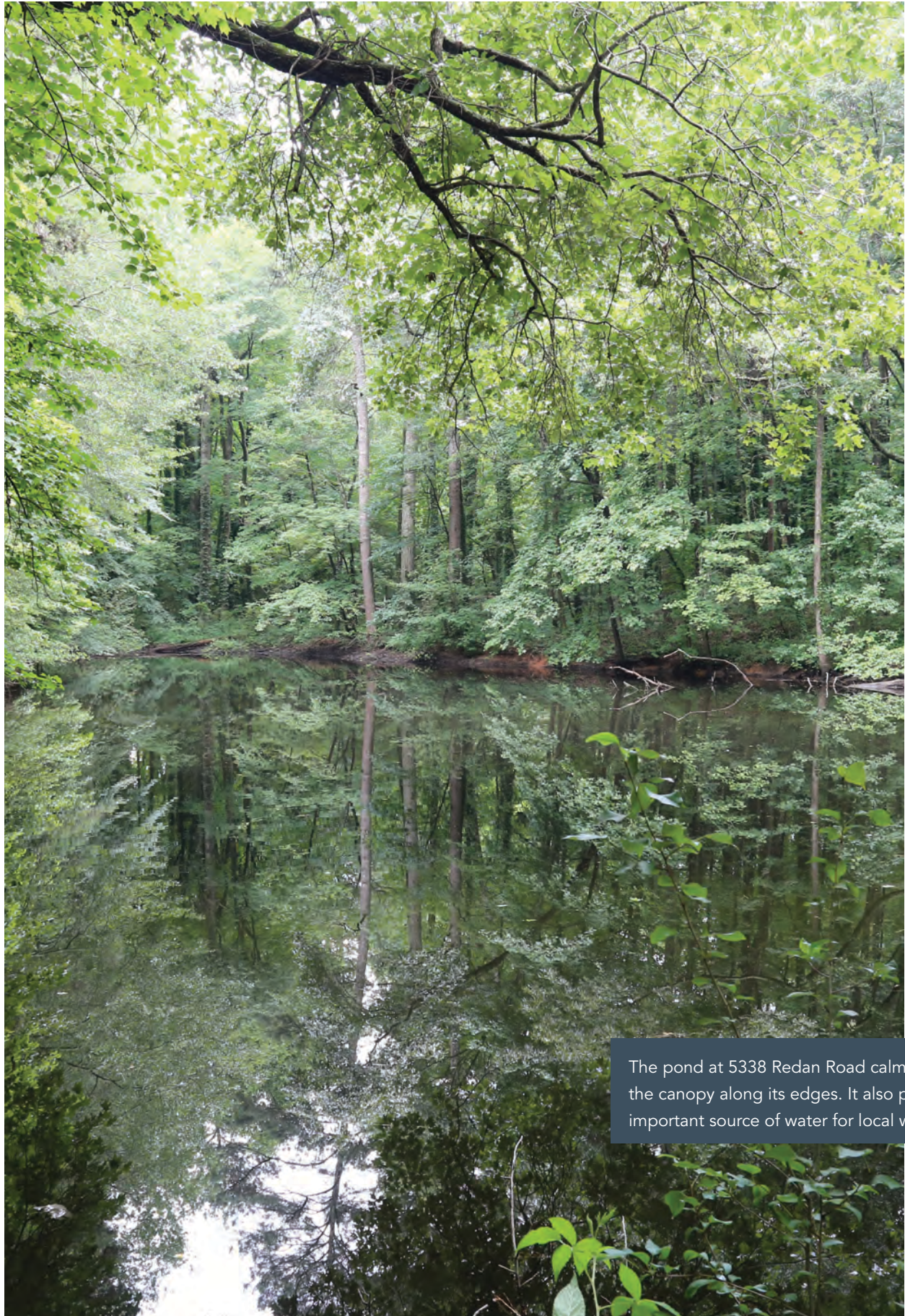


Right: Sculptural farm animals like these at Sibley Park in Minnesota, can help a play area come alive for young children.

Below: Play equipment in a farmhouse style and incorporating wood materials pay homage to the site's legacy as an agricultural site.







The pond at 5338 Redan Road calmly mirrors the canopy along its edges. It also provides an important source of water for local wildlife.





Above: Picnic tables already dot the landscape just north of the orchard.

## Projects & Budget

The budgets presented on the following pages are intended to provide a starting point for fundraising and advocacy efforts and were compiled without the benefit of detailed design, survey, geotechnical, and other site conditions, which may change significantly the cost of any project. Park Pride makes no guarantee or warranty as to their accuracy.

It is worth noting here that Park Pride provides matching grants for community-led park improvement projects, and should be considered as a potential source of funds for community initiatives at 5338 Redan Road.



## PROJECTS &amp; BUDGET

Make Safe for Public Access						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Building evaluation	EA	4	\$10,000	\$40,000	Structural and environmental evaluation of buildings and materials (Main Farmhouse, Garage, Guesthouse, Cabin)	
Remove furniture and personal items from buildings and secure from unauthorized entry	EA	4	\$6,000	\$24,000		
Allowance for remediation	ALLOW	4	\$10,000	\$40,000	Mold, lead paint, asbestos	
Demolish sheds	EA	5	\$2,500	\$12,500	Remove and dispose of remnant sheds located throughout property (not the Chicken Coop or Hoop House)	
Pasture fence replacement	LF	500	\$28	\$14,000	Remove and dispose of wire pasture fencing. Replace wire fence with rustic wooden split rail where appropriate	
Clear vegetative overgrowth	ALLOW	1	\$20,000	\$20,000	Selectively remove vegetative overgrowth along front of property and around buildings & pasture areas. Follow arborist recommendations to preserve large trees.	
Parking lot	SPACE	31	\$1,800	\$55,800	Costs will vary depending on material selected. Expect slightly higher costs to design and build around existing trees. Cost estimate based on bituminous asphalt material.	
Lighting	ALLOW	1	\$90,000	\$90,000	Appropriately-scaled lighting that is wildlife-friendly. Approx 12 poles	
Repave & widen main entrance	LF	160	\$150	\$24,000		
Sidewalk between Chapman Cir and Redan Trl	LF	740	\$40	\$29,600	County standard concrete sidewalk	
Park signage	ALLOW	1	\$20,000	\$20,000	Park ID and Rules signage	
Design & Engineering	15%			\$55,485	Plan to spend 15% of total budget in design & engineering fees	
Contingency	20%			\$85,077	Plan for a contingency budget of 20%	
TOTAL				\$510,462		



Historical Farm Buildings (specific architectural recommendations beyond scope of this study)					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Architectural study of Main Farmhouse	ALLOW	1	\$150,000	\$150,000	Including as-built drawings and recommendations for program & rehabilitation. Structural engineer, plumbing, electrical, mechanical, & civil. Limited number of meetings. Does NOT include built improvements.
TOTAL				\$150,000	

Trails					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Paved multi-use trail (main loop)	MI	0.25	\$820,000	\$205,000	Includes grading, erosion & sediment control, and 12' width trail
Pond multi-use trail (secondary loop)	MI	0.10	\$820,000	\$82,000	Includes grading, erosion & sediment control, and 12' width trail
Footbridge	LF	20	\$1,500	\$30,000	Replace footbridge over dam spillway
Woodland foot path	LF	350	\$5	\$1,750	Natural surface hiking trail
Farm loop foot path	LF	700	\$5	\$3,500	Natural surface hiking trail
Bicycle racks	EA	8	\$2,000	\$16,000	
Shade shelter pavilion (12x12)	EA	1	\$50,000	\$50,000	Prefab structure on concrete slab (optional)
Benches	EA	12	\$4,500	\$54,000	Distributed along trail on concrete slabs
Trailhead/signage	ALLOW	1	\$14,000	\$14,000	
Design & Engineering	15%			\$68,438	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$104,938	Plan for a contingency budget of 20%
TOTAL				\$629,626	



## PROJECTS &amp; BUDGET

Picnic Areas						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Formal picnic areas	EA	5	\$7,000	\$35,000	Includes level surface, timber border, table, waste bin, coal bin & grill (optional)	
Site stabilization/beautification	EA	5	\$2,000	\$10,000	Native or edible landscaping	
Design & Engineering	15%			\$6,750	Plan to spend 15% of total budget in design & engineering fees	
Contingency	20%			\$10,350	Plan for a contingency budget of 20%	
TOTAL				\$62,100		
Outdoor classroom & bird blinds						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Demolish cabin	EA	1	\$30,000	\$30,000	Includes cap utilities, multiple dumpsters/haul away	
Stabilize site/regrade	ALLOW	1	\$10,000	\$10,000	Restore natural slope and stabilize	
Shade shelter pavilion (30x30)	EA	1	\$90,000	\$90,000	Prefab structure on concrete slab	
Paved walkway from main trail to shelter along lake	LF	215	\$50	\$10,750	4" thick concrete, 4" gravel base, 8' wide	
Outdoor classroom furnishings	ALLOW	1	\$25,000	\$25,000	Custom design to accommodate groups of 25-35 students	
Bird blinds	ALLOW	2	\$17,500	\$35,000	Custom design to allow for observation of wildlife	
Design & Engineering	15%			\$30,113	Plan to spend 15% of total budget in design & engineering fees	
Contingency	20%			\$46,173	Plan for a contingency budget of 20%	
TOTAL				\$277,035		



Pond						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Hydrologic & dam evaluation	ALLOW	1	\$25,000	\$25,000		
Dredge and aerate	ALLOW	1	\$80,000	\$80,000		
Fishing pier	EA	1	\$85,000	\$85,000		
Dam maintenance	ALLOW	1	\$35,000	\$35,000	Allowance to implement dam maintenance recommendations	
Design & Engineering	-			\$80,000	Engineering costs are higher for dams and other geotechnical projects.	
Contingency	20%			\$61,000	Plan for a contingency budget of 20%	
TOTAL				\$366,000		

Playground & freestanding restroom						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Playground	ALLOW	1	\$250,000	\$250,000		
Pre-fab restroom	ALLOW	1	\$200,000	\$200,000	Includes allowance for utility service	
Design & Engineering	15%			\$67,500	Plan to spend 15% of total budget in design & engineering fees	
Contingency	20%			\$103,500	Plan for a contingency budget of 20%	
TOTAL				\$621,000		

GRAND TOTAL

\$2,616,222



# Appendices

1. DeKalb County Board of Commissioners business agenda/minutes, October 12, 2010
2. DeKalb County Board of Commissioners Executive Session agenda/minutes, August 17, 2010
3. Georgia Department of Natural Resources, Historic Preservation Division, Letter of determination for listing in the National or Georgia Registers of Historic Places, December 15, 2006
4. Georgia Department of Natural Resources, Historic Preservation Division, Report on condition and re-use potential of farmhouse, February 8, 2011
5. DeKalb History Center, Letter of support to Commissioner Connie Stokes, October 1, 2010
6. DeKalb History Center, History of the Historic Farm and Nature Preserve located at 5338/5354 Redan Road
7. Park Pride, Report for 5338 Redan Road Park Visioning Survey, January 6, 2021
8. Park Pride, Poll Everywhere report for Public Meeting held on December 9, 2020 (report printed on March 2, 2021)
9. Steering Committee's response to the vision plan, Calvin E. Sims, Sr, January 25, 2021







# Appendix 1

**DeKalb County Board of Commissioners business  
agenda/minutes, October 12, 2010**



## DEKALB COUNTY

ITEM NO. G9

## HEARING TYPE

Preliminary

## BOARD OF COMMISSIONERS

## BUSINESS AGENDA / MINUTES

MEETING DATE: October 12, 2010

## ACTION TYPE

Resolution

SUBJECT: Purchase Property at 5338 and 5354 Redan Road

Commission Districts 4 and 7

DEPARTMENT: Natural Resources Management

PUBLIC HEARING: ☐ YES ☒ NOATTACHMENT: ☒ YES ☐ NO

PAGES: 31

INFORMATION  
CONTACT: Ted Rhinehart, Deputy COO  
Susan Hood, NRMO  
PHONE NUMBER: 404-371-2270PURPOSE:

To consider authorizing the Chief Executive Officer to purchase approximately 9.6 acres at 5338 and 5354 Redan Road, parcels 16-034-04-001 and 16-034-04-034, and to execute all necessary documents to complete this project.

NEED/IMPACT:

This property is being acquired for passive recreation/greenspace.

Total cost, including due diligence, is not to exceed \$465,000 to be funded from 2001 Parks Bond Acquisition Fund, District 7.

RECOMMENDATION(S):

Authorize the Chief Executive Officer to purchase approximately 9.5 acres at 5338 and 5354 Redan Road, parcels 16-034-04-001 and 16-034-04-034, in an amount not to exceed \$465,000.00 to be funded from 2001 Parks Bond Acquisition Fund, District 7, and to execute all necessary documents to complete this project.



## Appendix 2

**DeKalb County Board of Commissioners Executive  
Session agenda/minutes, August 17, 2010**



## BOARD OF COMMISSIONERS

HEARING TYPE

Executive Session

BUSINESS AGENDA / MINUTES

MEETING DATE: August 17, 2010

ACTION TYPE

RESOLUTION

**SUBJECT:** Authorize execution of an option agreement in real estate acquisition number 08-17-10.2.

DEPARTMENT: Natural Resources Mgmt

PUBLIC HEARING: ☐ YES ☒ NOATTACHMENT: ☐ YES XX No

INFORMATION Susan Hood  
CONTACT: Natural Resources Mgmt  
PHONE NUMBER: 404-371-2270

PAGES:

**PURPOSE:** This authorization will allow the department to finalize due diligence and execute an option for real estate acquisition number 08-17-10.2.

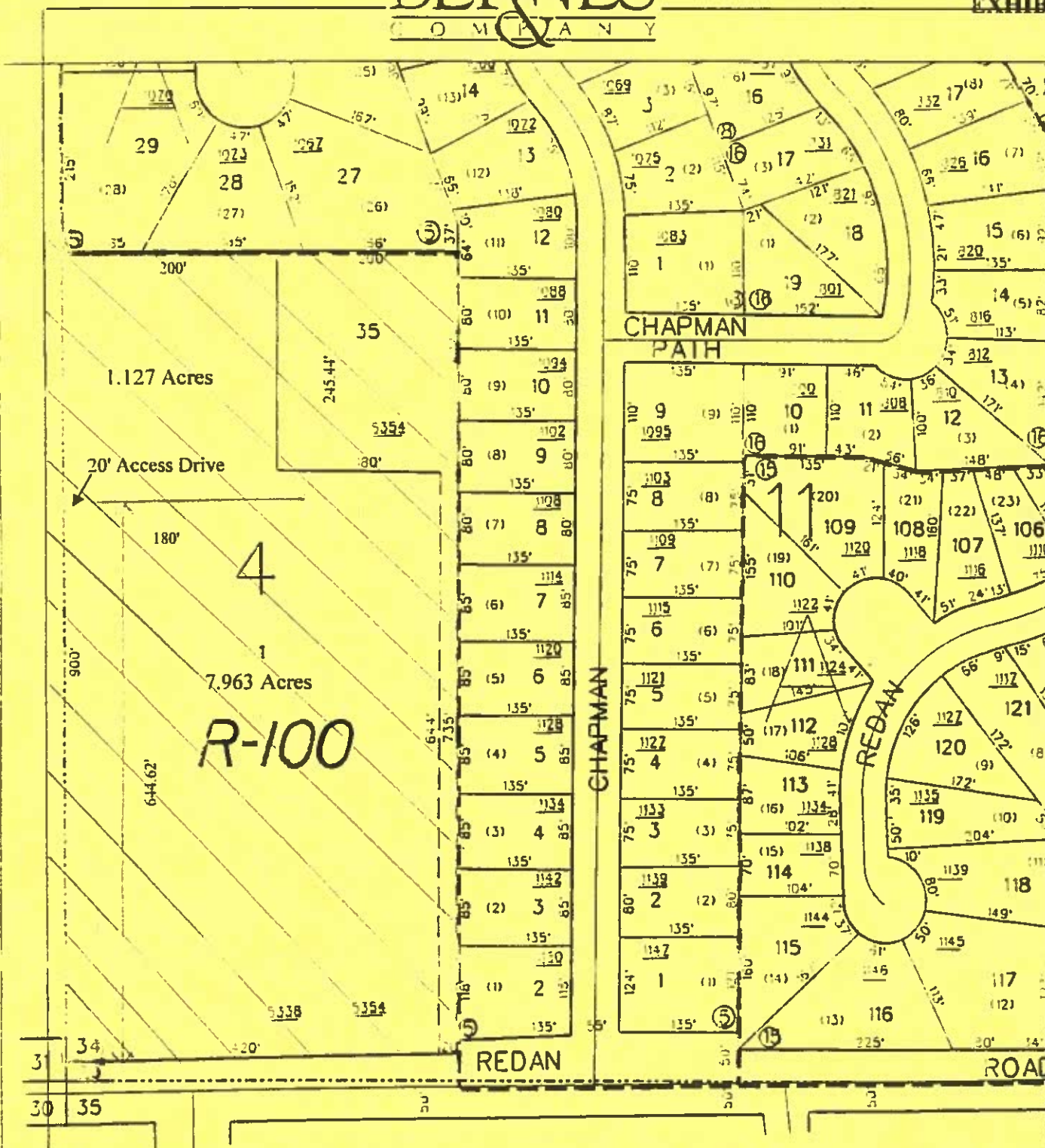
**NEED/IMPACT:**

The department is completing due diligence and seeks authority to execute an option for real estate acquisition number 08-17-10.2. Once due diligence is completed and the department is prepared to proceed with acquisition, or is prepared to terminate or abandon acquisition of the property, the department will prepare an agenda item that provides the final details of the acquisition and seek approval from the governing authority for the appropriate action. The property will not be finally acquired nor will any closing occur until after the governing authority has considered the detailed agenda item and authorized the acquisition during the public portion of a commission meeting.

**RECOMMENDATION(S):**

Authorize the Chief Executive Officer to execute the option agreements in real estate acquisition number 08-17-10.2.

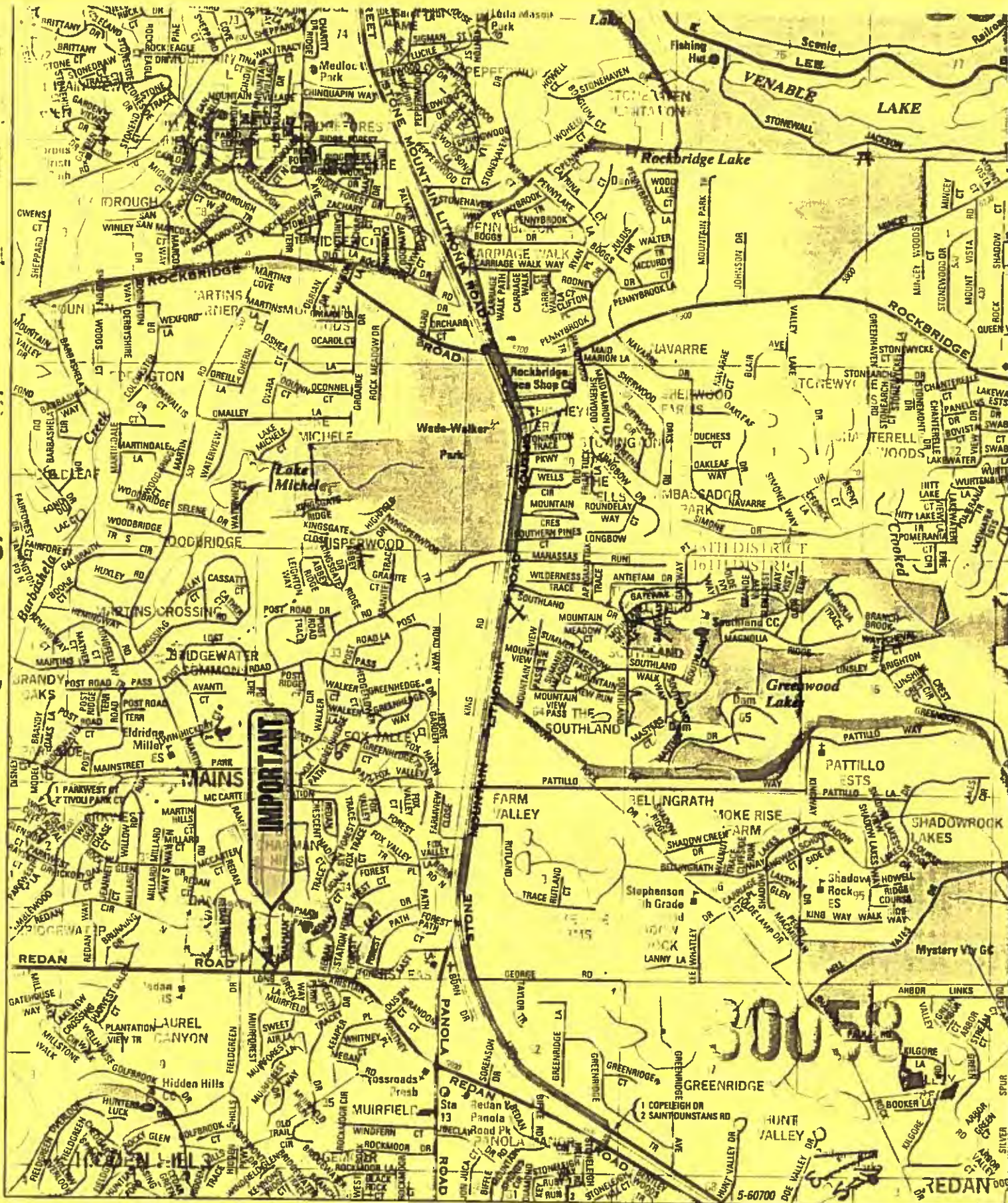




compiled from an aerial survey. It is to be  
used only. DeKalb County assumes no

NOTICE: THE FLOODPLAIN SHOWN ON THIS  
MAP IS AN APPROXIMATE DELINEATION OF







## **MOTION:**

**I'd like to make a motion to authorize the Chief Executive Officer to perform due diligence and to execute the option to purchase the property identified as project 08-17-10.2 at an amount not to exceed \$ 465,000 to be funded from the 2001 Park Bond Acquisition Funds- District 7, and to execute all necessary documents.**



PROPERTIES FOR EXECUTIVE / WORK SESSION -- August 17, 2010

District	Sellers	Appraiser	Intended Purpose	Acres	Estimated Cost of	Funding Source
Project 08-17-10.1 Twin Brothers Lakes Expansion	Kathy Nichols	G Randall Hammond	Increase access to the county's greenspace Flood Mitigation	.2 acres	\$220,000 (\$165,000 property)	2001 Park Bonds District 7

Project description and purpose:

Project consists of 4 parcels, 3 of which have been acquired. Acquisition of the final parcel will provide access to the site from the neighborhood to the east and will help resolve flooding issues.

Sales history/Zoning change  
The property has not sold within the last 10 years and has not been rezoned.

District	Sellers	Appraiser	Intended Purpose	Acres	Acquisition	Funding Source
Project 8-17-10.2 Redan/Garcia	4 & 7 J. Garcia-Vicario	Bernes & Co.	Passive recreation and greenspace	9.5 acres	\$465,000 (\$380,000 Property)	2001 Park Bonds District 7

Project description:

Project consists of 2 tracts both of which are developed. The property is being acquired for passive recreation/greenspace and all structures will be demolished.

Sales history /Zoning change:

The property has not sold within the last 10 years and has not been rezoned.

*Handwritten notes:*  
 \* Approved  
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 Approved  
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*Handwritten note:*  
 approved

*Handwritten note:*  
 approved



## Appendix 3

**Georgia Department of Natural Resources, Historic Preservation Division, Letter of determination for listing in the National or Georgia Registers of Historic Places, December 15, 2006**





# HISTORIC PRESERVATION DIVISION

34 Peachtree St., NW, Suite 1600, Atlanta, GA 30303

Phone 404-656-2840, fax 404-657-1638

[www.gashpo.org](http://www.gashpo.org)

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*Georgia's State Historic Preservation Office*

December 15, 2006

Calvin E. Sims, Sr.  
Acting President  
The Chapman's Mill Redan Park Homeowners Association  
1062 Chapman Lane  
Stone Mountain, GA 30088

Dear Mr. Sims:

I am writing to confirm that the farmhouse, outbuildings, and grounds located at 5354 Redan Road have been field-inspected and evaluated by our office to determine if the property qualifies for listing in the National and Georgia Registers of Historic Places. At the present time, given the lack of historical documentation and apparent nonhistoric physical changes made to the house, the property does not qualify for listing. However, it is clear that the main body of the house is a historic structure, probably dating to the late 19<sup>th</sup> or early 20<sup>th</sup> century, obscured by recent additions and alterations. With proper restoration of the house, based on historical documentation, and with conservation of the property's historic landscape features, the house and its associated property could qualify for the historic registers. It is one of a very few surviving properties in central DeKalb County associated with the rural and agricultural history of the area.

Sincerely,

Richard Cloues  
Deputy State Historic Preservation Officer



Georgians can now reserve  
a Historic Preservation  
specialty license plate.

For more information contact Carole M. Moore  
at (404) 483-8434 or [carole\\_moore@dnr.state.ga.us](mailto:carole_moore@dnr.state.ga.us)

*Help save Georgia's special places - support Historic Preservation.*



## Appendix 4

**Georgia Department of Natural Resources, Historic Preservation Division, Report on condition and re-use potential of farmhouse, February 8, 2011**



CHAPMAN FARMHOUSE  
5354 Redan Road, DeKalb County

On February 8, 2011, Bill Hover and Richard Cloues conducted a site visit to the “Chapman Farmhouse” in DeKalb County. The site visit had been requested by Calvin Sims, Sr., on behalf of the Chapman Mill Redan Park Home Owners Association. The property had been acquired by DeKalb County through its greenspace program the previous November, and the neighborhoods are working in with the county, the Chapman Mill Redan Park Community Development Corporation, and the Fernbank Science Center to turn the property into an educational and recreational asset. Our assistance had been requested to help analyze the condition and re-use potential of a farmhouse on the property.

Our Interpretation of the History of the “Chapman Farmhouse”

The farmhouse appears to be a late 19<sup>th</sup>-century “Georgian Cottage” or “New South Cottage.” (These two kinds of late 19<sup>th</sup>-century one-story houses share a similar four-room with central-hall floorplan and pyramidal roof; they differ only in that the New South Cottage generally has one projecting front room while the Georgia Cottage is perfectly symmetrical. The Chapman Farmhouse has what appears to be a shallow front-room projection, which would classify it as a New South Cottage.) The house is built with a sawn wood frame on a continuous granite foundation. The main body of the house (the four main rooms and central hall) is covered by a high hipped roof; a front addition has a clipped-gable roofline, and a rear shed has a shallow shed roof.

The house most likely had a full-width front porch when it was first built; this is based on the prevalence of front porches on other houses like this, and from the continuous stone foundation that runs under the house and under what would have been the original front porch. The house appears to have been enlarged in the early 20<sup>th</sup> century by either enclosing the front porch or replacing it with a nearly full-width front room with a small integral porch on the east end and a new fireplace/chimney on the west end. This enclosure/addition was covered with a prominent clipped-gable roof. Interior woodwork in this front room is characteristic of early 20<sup>th</sup>-century interior woodwork and differs from the woodwork in the original portion of the house; the interior front-room walls are plaster on lath, again characteristic of this time period. The rear shed may have been added at this time.

The house appears to have been remodeled again in the middle of the 20<sup>th</sup> century (mid-1950s, most likely). “Rustic” board-and-batten siding was applied over the original weatherboards, large aluminum-sash awning windows were installed throughout the house (enlarging the original window openings), the small early 20<sup>th</sup>-century front porch was enclosed with large windows, and new fireplaces were built in several locations. A new kitchen was installed in the back east-side room; it appears to retain virtually all of its period features including cabinets, countertops, and appliances. The rear shed was either added or altered at this time as well. It is likely that the metal carport at the rear of the house was installed at this time as well.



## Our Preliminary Condition Assessment

The house appears to be relatively sound structurally; we saw no obvious signs of major structural problems. The stone foundation appears solid; the small portions of wood sills that we could see appear sound; there were no signs of wood rot or termite infestation. (Note that we could access the underside of the house only through a very small excavated area at one back corner of the house.) The board-and-batten siding shows some signs of deterioration; we could not inspect the original wood weatherboarding under the newer siding. Much of the roof is covered in early 20<sup>th</sup>-century hexagonal asphalt shingles which did not evidence signs of failure; the remainder of the roof is covered in newer tab shingles. On the interior we noticed signs of water damage along the west wall of the large front room but it was not clear whether water was leaking in through the roof or around the chimney in this area. From the vantage point of an access panel in the central hall ceiling, the attic appears to be dry and in good structural condition.

## Outbuildings

We also inspected two outbuildings behind the house, the smaller one described as a “garage” and the larger one as a “barn” which now contains an apartment and storage area. From their building materials (e.g., concrete block, plywood sheathing), both appear to have been built in the mid-20<sup>th</sup> century, possibly when the last renovations were made to the house. Both appear to be in relatively good condition.

## Recommendations

The house appears to reflect three distinct periods of development: its original construction in the late 19<sup>th</sup> century, the enclosure or replacement of the original front porch in the early 20<sup>th</sup> century, and mid-20<sup>th</sup>-century remodeling including board-and-batten siding, aluminum-sash windows, kitchen, and carport.

Three options for interpretation are possible: returning the house to its original late 19<sup>th</sup>-century condition, returning the house to its early 20<sup>th</sup>-century condition, or retaining the house with all of its historic additions and alternations through the middle of the 20<sup>th</sup> century. The first option would require substantial demolition and reconstruction, much of which would be conjectural (for example, reconstructing a front porch, or replacing all the windows), along with upgrading services and utilities (electricity, plumbing, heating and air conditioning). The second option would involve less demolition but substantial reconstruction along with upgraded services and utilities. The third option would require only repairs to the existing structure and upgrades to services and utilities. Current preservation practice generally calls for retaining all the extant historic features of a building; this also makes it possible to reoccupy and reuse the building more quickly and economically. For interpretive purposes, this approach also retains the architectural evidence of the three major periods of development of the house which could be linked to the various owners and families who lived here.

Our primary recommendation is for the people who have a stake in the future of the property to come up with a clear “vision” of what they want the house to be, how it should be used, and



what can be afforded (i.e., choose one of the three options above and make a commitment to it). This vision will then guide the development of specific action plans for the house. Conversely, without a clear vision, and then a plan, you may run the risk of taking piecemeal actions that in the end do not work together to create a coherent sense of place. Our office would be glad to assist a working group in coming up with a clear “vision” for the future of this house.

Having said that, we also have a couple of specific recommendations: The first is to clear away the invasive vegetation right around the foundation of the house (so that you can clearly see the entire above-grade stone foundation) and make sure that the ground still slopes away from the foundation. The second is to consider a new roof; while there are only a few signs of leaking, the shingles are obviously quite old, and a new roof will prevent any future water damage. The third is for a new heating and air-conditioning system, if the house is to be put to public use right away, and that new HVAC equipment be installed in the attic rather than below grade in the small excavated “basement” area where it is now located.

### Historic Landscape Features

We also noted that the property has many evident historic landscape features, particularly vegetation ranging from large shade trees to smaller ornamental and fruit and nut trees to shrubbery and ground cover. Before any plant removal or pruning is done (except for clearing the ground cover next to the foundation mentioned above), we would recommend that you obtain expert landscape advice from someone familiar with historic plants and arrangements so that you can incorporate as much of this remaining landscaping as possible.

Report prepared by:

Richard Cloues  
Historic Resources Section Chief  
Historic Preservation Division  
Georgia Department of Natural Resources  
May 19, 2011



## Appendix 5

**DeKalb History Center, Letter of support to  
Commissioner Connie Stokes, October 1, 2010**



DEKALB  
HISTORY  
CENTER

Historic DeKalb Courthouse  
101 E. Court Square  
Decatur GA 30030

P 404.372.1088  
F 404.373.8287  
E [info@dekalbhistory.org](mailto:info@dekalbhistory.org)  
W [dekalbhistory.org](http://dekalbhistory.org)

October 1, 2010

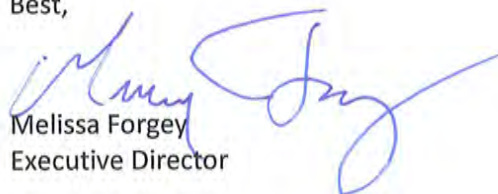
The Honorable Connie Stokes  
DeKalb County Commission  
1300 Commerce Dr  
Decatur GA 30030

Dear Commissioner Stokes:

Leslie Borger and I went to see the historic property at 5338 Redan Road yesterday at Calvin Sims' request. It is a historic gem and I am so glad their CDC has your support! The partnership with Fernbank sounds great, and with Mr. Sims' organization and leadership, this project will have a very positive impact on the community. We do agree that the house and outbuildings have historic value and should be preserved. While the house has been altered, it is easily identifiable as a turn-of-the century Georgian Cottage. It could readily be adapted into a facility for staff offices and interpretation. Leslie will do some research and see what can be found to bolster the historic narrative for the area.

Please let us know if we can provide any other assistance and we will continue to be in contact with Mr. Sims.

Best,



Melissa Forgey  
Executive Director

cc: Mr. Calvin Sims



## Appendix 6

**DeKalb History Center, History of the Historic Farm  
and Nature Preserve located at 5338/5354 Redan  
Road**

## **History of the Historic Farm and Nature Preserve located at 5338/5354 Redan Road**

The Redan Road Historic Farm, located at 5338/5354 Redan Road, is part of the 34<sup>th</sup> land lot in the 16<sup>th</sup> district of DeKalb County, Georgia. Isaac Willingham was the fortunate drawer of land lot 34 in the Land Lottery of 1821, Georgia's fourth land lottery, which distributed land obtained in the Treaty of Indian Springs in the newly formed counties of Dooley, Houston, Monroe, Fayette and Henry. DeKalb was created the next year by Governor John Clarke mostly from Henry County with a smaller piece from Gwinnett and Fayette Counties. The land lots and districts of the 1821 Lottery that fell into the newly formed county of DeKalb retained their original numbers.

Isaac Willingham claimed his land lot in 1829, just six years after the formation of DeKalb, and deed records show the 202.5 acres was sold by Francis Smith to Alexander Vaughn in 1838. Just how the property was transferred from Willingham to Smith between 1829 and 1838 is unknown because the earliest deed record books from DeKalb County were destroyed in a courthouse fire. There is another jump in the records when deeds show the sale of the property from James F. Stubbs to Berry (Barry) Ragsdale in 1857. With yet another jump in the records, we see the property changed hands in 1877 from John N. Swift to John W. Tuggle. Although the records are spotty, it's clear land lot 34 changed hands many times over the years amongst early founders of DeKalb County.

John Tuggle subdivided the land lot into four pieces about ten years after he purchased the land, and sold 3 of the four subdivisions to W.H. Grafflin in 1888. The fourth piece was sold to W.H. Holcombe in 1894. The three lots sold to Grafflin are located where the present day site of the Redan Community Garden and Historic Farm and Chapman's Mill subdivision are today. Grafflin owned the property for twenty years, and it is likely the historic home currently located on the property was constructed during this time. Grafflin sold the property to Mercer George in 1908.

Mercer George was one of the county's first millionaires. He owned many acres of property throughout DeKalb and made most of his money from leasing land to sharecroppers. He also owned a general store in Lithonia at the corner of Main Street and Stone Mountain Street in the same building that eventually housed the Cofer Brothers General Store. He only owned the Redan Road property for one year before selling to T.R. Floyd. The property was eventually sold, after T.R.'s death, by Mrs. Mary August Floyd to Miss Annie Gardner in 1932. This 101.65 acres on Redan Road changed hands several times in the 1930s and 40s before it was eventually sold to A.B. Chapman, Jr. in 1946. Chapman sold the home and 9.2 acres of his land to Leonard B. Scott in 1957. What remained of the 101.65 acres he purchased in 1946 was eventually developed into Chapman's Mill Subdivision.

The Chapman Mill/Redan Park Community Development Corporation (CDC) and partners will restore the Historic Farm including all structures, and preserve indigenous trees and plants, and formally naming the 9.2 acre site ~~Redan Nature Preserve~~ The Historic Chapman Farm & Nature Preserve

Provided By: Leslie Borger of the DeKalb History Center

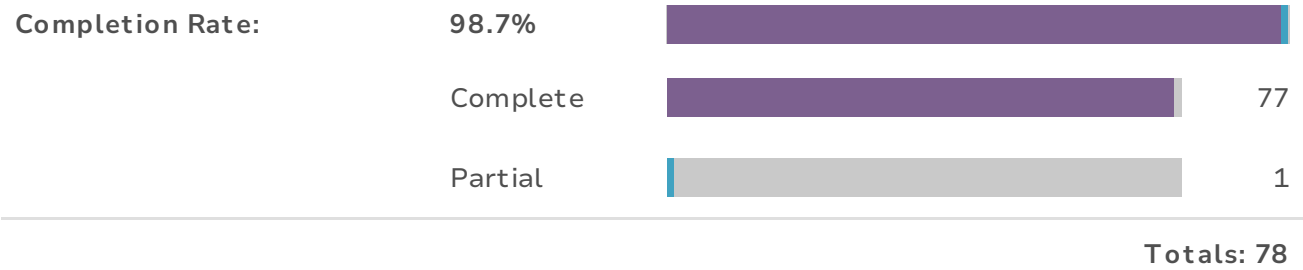


## Appendix 7

**Park Pride, Report for 5338 Redan Road Park  
Visioning Survey, January 6, 2021**

# Report for 5338 Redan Road Park Visioning Survey

## Response Counts





1. What is the most important thing that a park in your neighborhood needs to offer?



ResponseID	Response
2	A nearby friendly way of meeting neighbors also knowing who's living near you.
3	Walking trails, Vegetable gardening, historic preservation of current structures, preserving wildlife, trees and shrubs, safety.
4	The Community Supports the Chapman Farm and Redan Nature Preserve, not a park.
5	SAFETY
6	Walking track, meeting friends and neighbors and enjoying nature also gardens.
9	Facilities for children and the elderly to enjoy where it's safe.
10	Safe walking trail Playground for young children
11	A beautiful upgrade to the existing landscape and safety for it's users. No loitering for unsupervised youth that are bored and looking for a hangout. Regular park patrol presence.

## ResponseID Response

12	It creates a space for community members to congregate safely. By providing a safe place for kids to play and parents to bring their little ones, cities can enjoy more beautiful areas surrounding the parks. Residents get a safe place for physical activity in addition to elevated property values in the immediate vicinity. Parks serve as the heart of their communities. As such, these recreation areas should be a high priority for community planners. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit from having a nearby park or play space.
13	Play area for children, it can be fenced in so when children are in there playing they can't leave unless a grown up opens to let them out. A lighted track for walking, family picnic areas.
14	Community garden, bathroom, dog area
15	A space where people can safely gather. Growing food is a big interest and priority as well.
16	well lit walking trails outdoor basketball areas for youth
17	Walking trails, exercising stations, sitting area , etc.
18	Safety - set a time park closes to insure no trespassing and loitering or dangerous activities.
19	A place to walk and for families to enjoy nature.
23	Community center Safety Community garden Community activities
24	walking path, and gathering spot like a fountain
25	Walking trails
26	Serenity and safe
28	Family friendly event space.
29	Recreational activities other than a playground. Examples include splash pad, skate park, field for football or soccer. Most importantly a building containing a restroom.
31	GREAT LIGHTING, TREES, EASY ENTRANCE FOR CARS IF PARKING IS AVAILABLE. PLAYGROUND MADE OF RECYCLE MATERIALS. ONE WAY TO GET IN AND OUT. WALKING TRAIL AND GREEN SPACE FOR YOGA OR EXERCISE.
32	Something unique..like a smaller version of the beltline..just DeKalb county style..where people will fall in love, with the park and not want to leave it.

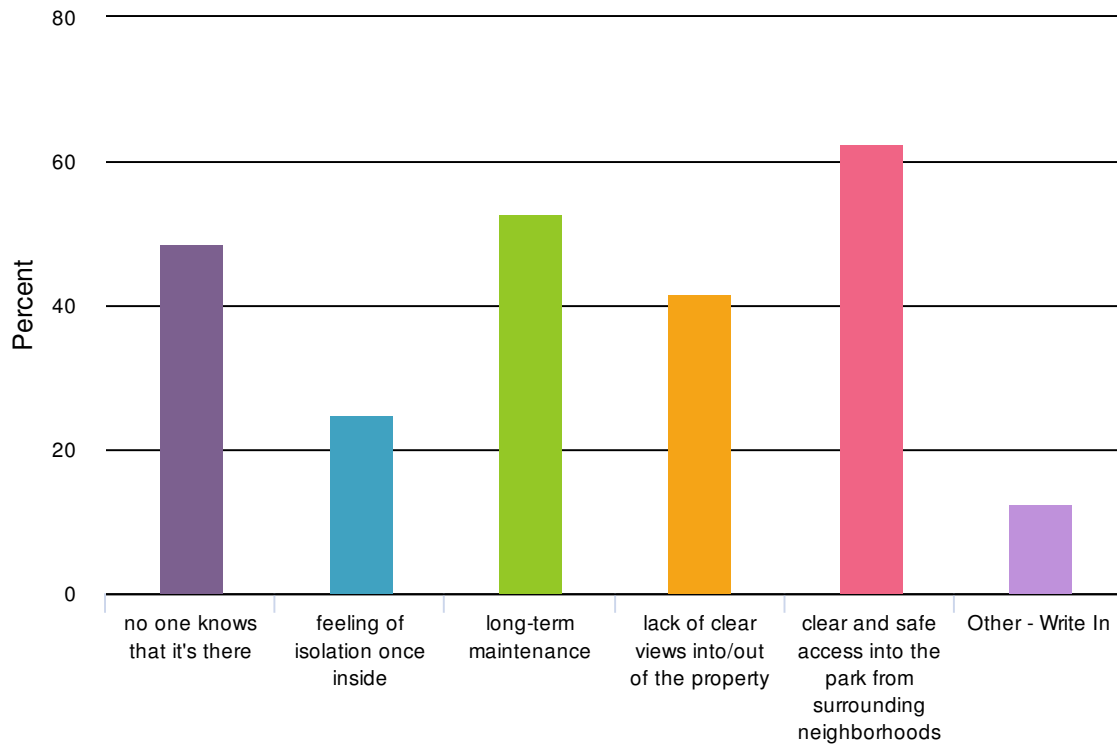








ResponseID	Response
33	Green space and a welcoming atmosphere
34	Safe and inviting park with seating and walking trails.
35	Family activity areas; including a dog park; picnic tables; grills and swings for kids
36	A space for calisthenics i.e. pullup bars, bench for sit ups, etc.
38	Recreation
40	Basketball goals, soccer fields
41	Fishing, basketball, tennis, playground and bbq area. Oh yeah.. dog park
42	playground, picnic tables
43	Trails of nature, playground with swings, benches, shaded playground, trash bins, parking, visible to public, grills, gazebo
44	light
45	a safe place where everyone can go and enjoy
46	The community needs to know that a park exist. My family and I travel miles away to exercise/walk, fish and observe nature. I would enjoy something more local.
48	clean safe play area
50	green space, seating
51	Safe environment for the community
53	I feel as a responsible pet owner that having a park or green space close to my home for my pets to play other than our fenced in yard would be great.
54	That it is physically safe and environmentally safe. That citizens have a place to sit and walk through to enjoy nature, and fresh air. That children can learn and understand the importance of nature relative to where they live. To create community harmony.
55	Walking trails
57	Trails for walking
58	safety

ResponseID	Response
59	safety
60	safety
61	safett
62	Naturalness
63	A place to relax and enjoy nature.
66	It needs to offer peace and education
67	A quiet space in Nature to enjoy the Trees and the Birds.,
68	Secure and safe well lit environment with walking trails, green space with some seating
69	A quiet and peaceful environment.
70	Beauty, natural habitat and a walking trail.
71	Preservation of the historical buildings and trees and other flora and fauna in this site
72	A peaceful environment
73	Access to the park
74	A natural and friendly place to gather/walk/picnic/exercise.
75	Community unity
77	Walking trails, place to sit and relax
78	A place to relax, meet people and in this case to enjoy natural animal habitat.



## 2. What are the challenges facing a park at 5338 Redan Road?

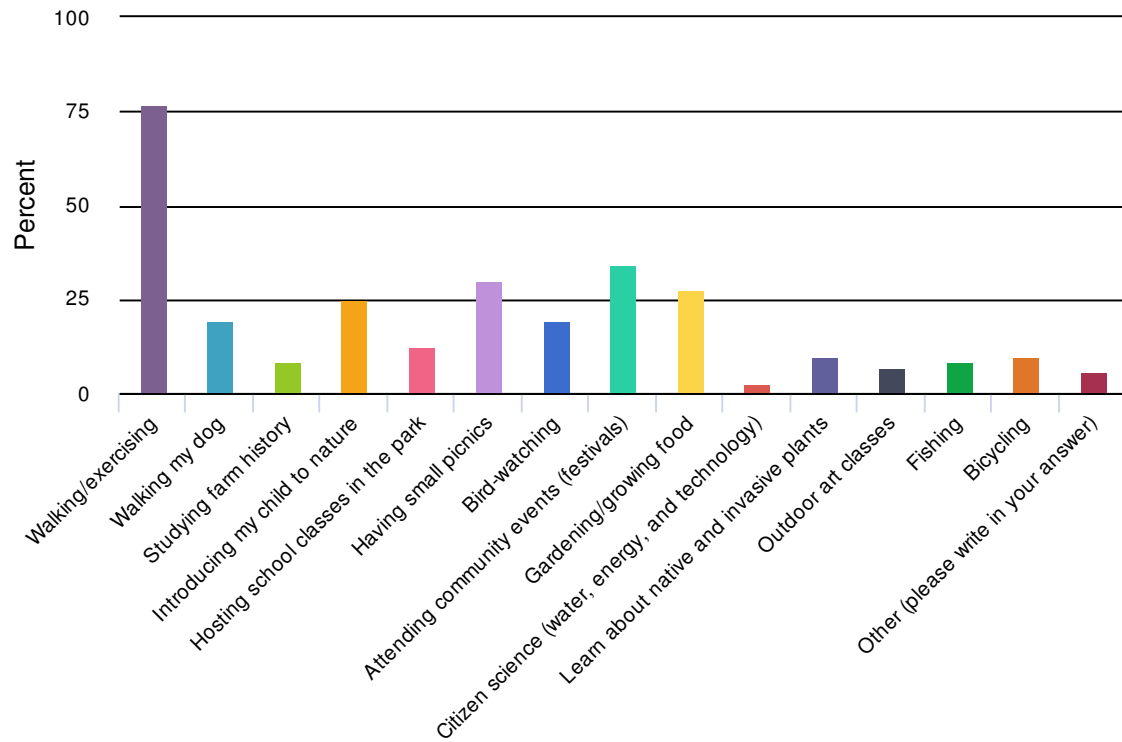


Value		Percent	Responses
no one knows that it's there		48.6%	35
feeling of isolation once inside		25.0%	18
long-term maintenance		52.8%	38
lack of clear views into/out of the property		41.7%	30
clear and safe access into the park from surrounding neighborhoods		62.5%	45
Other - Write In		12.5%	9

Other - Write In	Count
I really don't see any challenges, if the communities long held vision for a Historic Farm and Nature Preserve are executed by DeKalb County Parks and Recreation	1
I think it all the problems are solvable	1
N/A	1
Needs something different besides just being your ordinary neighborhood park	1
No emergency call boxes	1
No major challenges	1
Not enough lighting	1
Safety, traffic, and possible homeless camp	1
Unattended pets	1
Totals	9



3. Which of the following would you most enjoy doing in a park in your neighborhood? (select a maximum of 3)

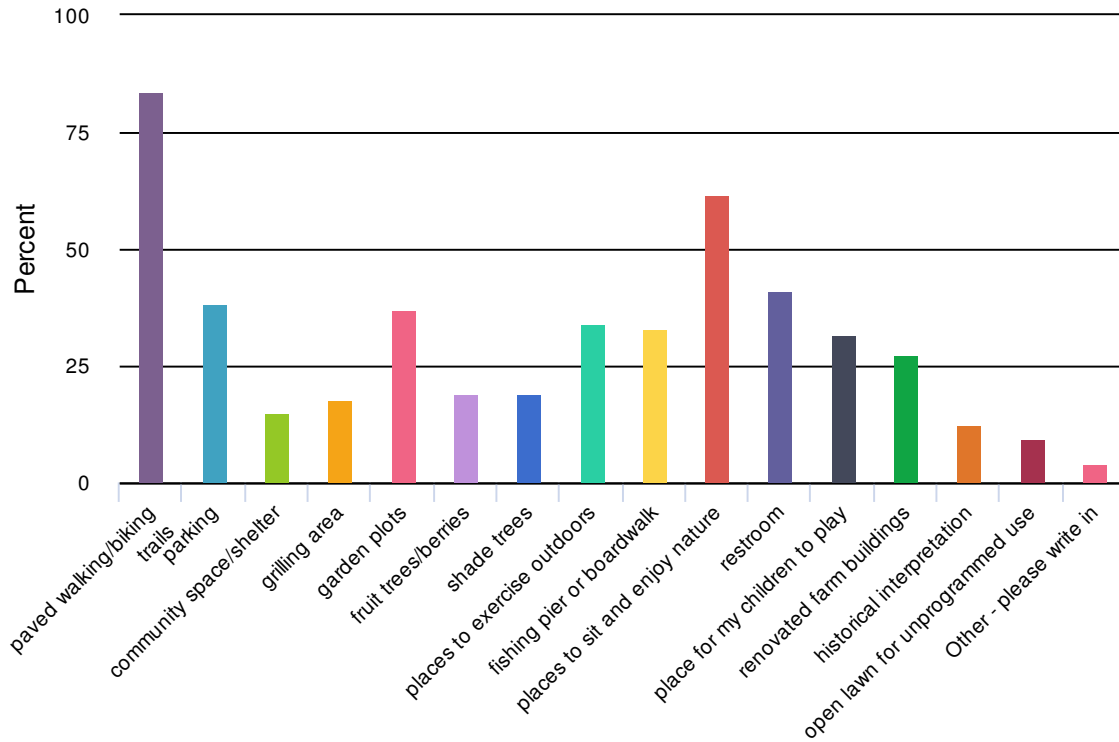


















Value		Percent	Responses
Walking/exercising		76.7%	56
Walking my dog		19.2%	14
Studying farm history		8.2%	6
Introducing my child to nature		24.7%	18
Hosting school classes in the park		12.3%	9
Having small picnics		30.1%	22
Bird-watching		19.2%	14
Attending community events (festivals)		34.2%	25
Gardening/growing food		27.4%	20
Citizen science (water, energy, and technology)		2.7%	2
Learn about native and invasive plants		9.6%	7
Outdoor art classes		6.8%	5
Fishing		8.2%	6
Bicycling		9.6%	7
Other (please write in your answer)		5.5%	4

Other (please write in your answer)	Count
Skateboarding,a mini lake	1
Spending time with my family outdoors.	1
Tai Chi for exercise and martial arts	1
Water activity	1
Totals	4



4. What are the top five amenities you would like to see in this park?  
(Select a maximum of five)

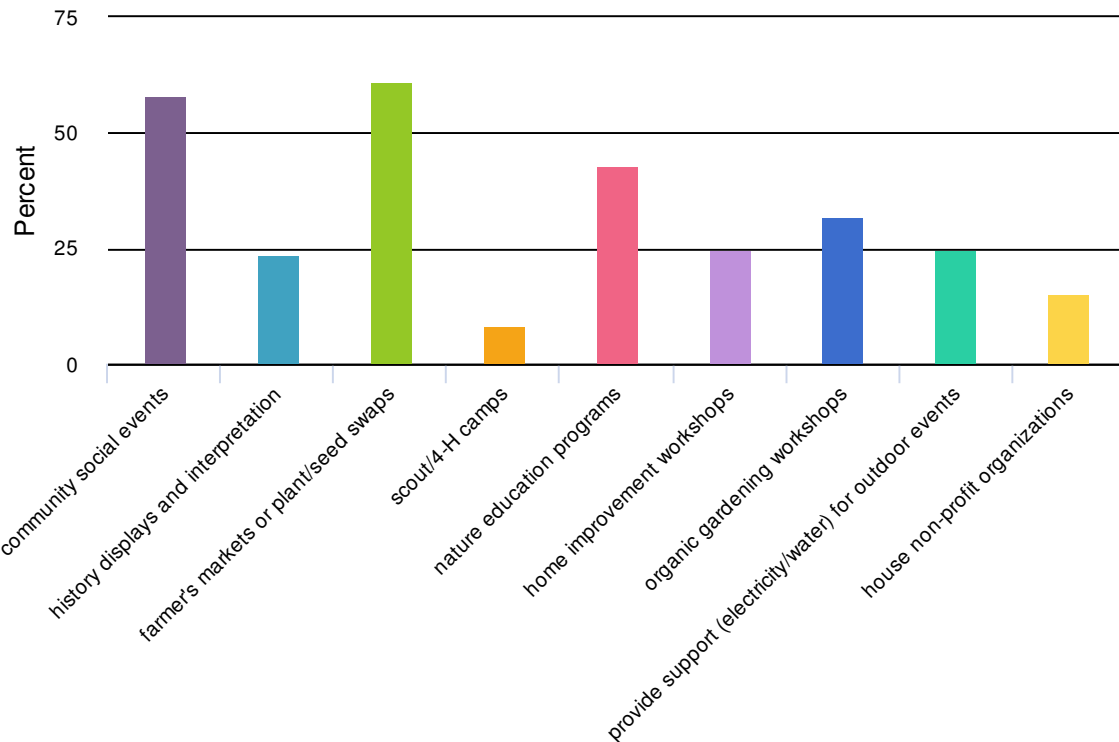











Value		Percent	Responses
paved walking/biking trails		83.6%	61
parking		38.4%	28
community space/shelter		15.1%	11
grilling area		17.8%	13
garden plots		37.0%	27
fruit trees/berries		19.2%	14
shade trees		19.2%	14
places to exercise outdoors		34.2%	25
fishing pier or boardwalk		32.9%	24
places to sit and enjoy nature		61.6%	45
restroom		41.1%	30
place for my children to play		31.5%	23
renovated farm buildings		27.4%	20
historical interpretation		12.3%	9
open lawn for unprogrammed use		9.6%	7
Other - please write in		4.1%	3

Other - please write in	Count
Dog Park!	1
water activity	1
Totals	2



5. What uses would you like to see in the existing historic buildings on the site? (Select a maximum of 3)



Value		Percent	Responses
community social events		58.3%	42
history displays and interpretation		23.6%	17
farmer's markets or plant/seed swaps		61.1%	44
scout/4-H camps		8.3%	6
nature education programs		43.1%	31
home improvement workshops		25.0%	18
organic gardening workshops		31.9%	23
provide support (electricity/water) for outdoor events		25.0%	18
house non-profit organizations		15.3%	11

Other - Write In	Count
Totals	0





6. Do you have any fund-raising ideas that could help to restore and sustain the historic elements of this property?



ResponseID	Response
2	Not at this point.
3	Community grants
4	The Chapman Mill/Redan Park Community led successful efforts to have the Historic Farm purchased from the green space bond fund. Since that time we have secured approximately \$74,000 thousands dollars in grants. I have expertise in resource development strategies.
6	Not at this point
7	Yes. The community has raised approximately \$75k in funds and non-cash grants and contributions.
9	No
11	Classical and Jazz musical performances
12	donations through social media go fund me, grants
13	Concert; local artists, concession, culture fair, local business exhibitions.
17	Community Yard Sales Donations Community Block Party w/ paid entry
18	Community BBQ, community yard sale, GoFundMe

ResponseID	Response
24	entertainment event performance
25	Tie into existing community organizations and do a shared fundraiser.
29	Paid tours of the property.
30	Not at this time.
31	COMMUNITY YARD SALES AND PROFIT GOES TO THE PARK. CONCERT WITH PROFIT GOING TO THE PARK. RENT TABLES FOR OUT DOOR FLEA MARKET .
33	Pop up shops or food truck parks or a small fair ground where there is a small entry fee
34	Workshops on Organic Gardening or regular gardening ideas.
35	Organic plant and seed sales; hand gardening tool sales; wooden container/tie sales
36	Farmer's market or cook off
38	No
50	Residents can sell their arts & crafts and donate a portion of the profits
51	Donations from the community and companies
53	Community BBQ selling of plates
54	Community yard sales.
58	n/a
59	no
61	none
62	Community awareness event Fitness and social gathering event partners with nature society and plant a tree companies
71	Work with scouts to create unpaved trails and use their organization to raise funds. Likewise, to hold environmental classes for redan high school and have that organization help in fund raisi g.
72	Identify and communicate with homeowners associations would be helpful
73	Community yard sale bake sale or dinner plate.



**ResponseID   Response**

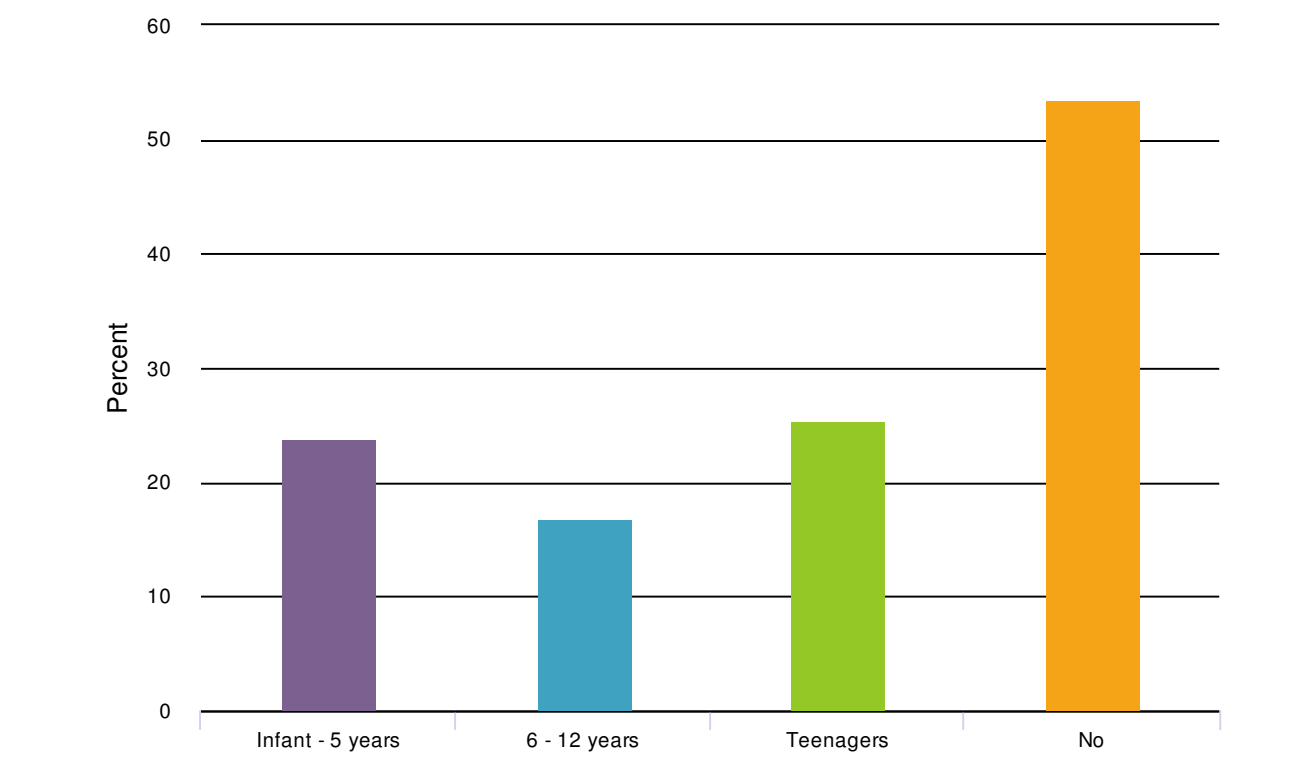
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74	We could do an online or outdoor Zumba event. My wife runs RCFitnez studio.
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75	No
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76	Food truck park Rent existing spaces for event use Capital campaign
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7. Does your household include children (or children who visit)?  
Please select all the ages that apply below.



Value		Percent	Responses
Infant - 5 years	<div><div></div></div>	23.9%	17
6 - 12 years	<div><div></div></div>	16.9%	12
Teenagers	<div><div></div></div>	25.4%	18
No	<div><div></div></div>	53.5%	38



8. Please add additional comments here or other concerns that haven't been addressed.



ResponseID	Response
2	Security
3	Need to work on eliminating invasive weeds on the property, ivy and wisteria.
4	Green spaces which are developed can become an asset to the community, or a liability, depending on how it is developed. The Chapman Farm and Redan Nature Preserve is located between the Chapman Mill and Redan Park Community, surrounded by homes, and is only 400 feet wide. There are privacy issues, and a traditional park would not be a good fit. A Farm and Nature Preserve is more suitable for the community.
7	Ensure that resident property adjacent to the property is fenced.
11	Largest concern is NOT creating a space for teenage loitering and homelessness camps to deter participation and usage. Park patrol on duty.
12	Americans have a problem with spending too much time indoors and sedentary. Parks help solve both of these problems by providing places for community members to get outside and be active. Homeowners view parks as a desirable amenity. As such, property values increase the closer homes are to a recreational area. Higher property values lead to more property taxes, which can further enrich the community if the city uses these funds for additional features. Parks serve as the heart of their communities. As such, these recreation areas should be a high priority for community planners. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit from having a nearby park or play space.

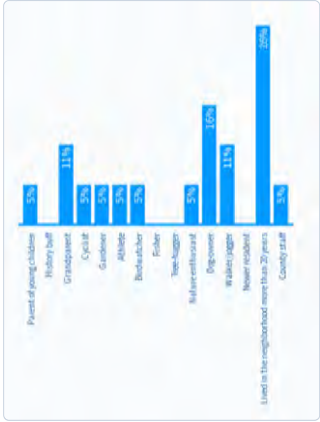
ResponseID	Response
15	Please feel free to reach out if you have any interest in planning a community garden! I did a lot of groundwork on this earlier in the year before things got busy with homeschooling and work.
19	Safety and upkeep measures must be provided by the county
25	It is not at all accessible via pedestrian access from Redan Road or the neighborhood. Why is a public park locked and gated?
28	I think this park should be used to attract young professionals back to the neighborhoods.
31	POLICE PRESENCE/PATROL
33	The biggest concern is keeping up with the landscape.
35	I think it would be great to see the farm converted to a modern day park which focuses on teaching small plot farming methods to the community
36	I'd like to see a fitness space similar to Adams Park in Decatur, Washington Park in Atlanta, or Flat Shoals Park on Flat Shoals.
38	Security
40	Phone: REDACTED
43	playground with swings, parking, kept clean
51	Nature preserve to protect the animals
55	Renovation of the historic home
57	Restore log cabin Electricity and plumbing repairs for historic buildings and log cabin
68	security
71	This should be an area if not national historic site. It should be maintained as such, and not treated as a run of the mill local park...and there are plenty of those in this area. Some are better known than others, but even the more obscure ones have received more county funds than this one!
72	Lighting
73	None
76	Ensure measures are in place to deter crime or criminal activity



## Appendix 8

**Park Pride, Poll Everywhere report for Public Meeting held on December 9, 2020 (report printed on March 2, 2021)**

# Let us know who's here today! (you may respond twice)



Count

Percentage

61%

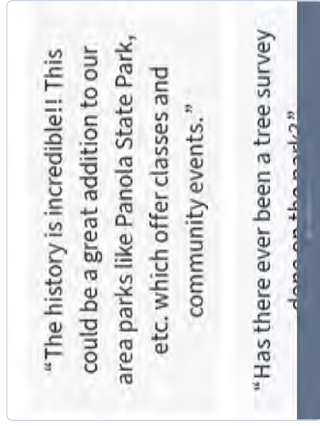
Engagement

19  
Responses

Response options	Count	Percentage
Parent of young children	1	5%
History buff	0	0%
Grandparent	2	11%
Cyclist	1	5%
Gardener	1	5%
Athlete	1	5%
Birdwatcher	1	5%
Fisher	0	0%
Tree-hugger	0	0%
Nature enthusiast	1	5%
Dog-owner	3	16%
Walker/jogger	2	11%
Newer resident	0	0%
Lived in the neighborhood more than 20 years	5	26%
County staff	1	5%



# The farm is one of a very few in DeKalb County associated with the rural history of the area. Would you like to learn more? What questions do you have about its history? You may answer up to three times.



Responses



Engagement

8

Responses

The history is incredible!! This could be a great addition to our area parks like Panola State Park, etc. which offer classes and community events.

DeKalb county now owns this property?

I am interested in knowing how the Native American population would like to see the property used.

Has there ever been a tree survey done on the park?

What animals are on the farm?

The history is incredible!! This could be a great addition to our area parks like Panola State Park, etc. which offer classes and community events.

Are there fish in the pond?

Is there any signage to identify the farm/park?







# What else should we be thinking about when it comes to the design of 5338 Redan Road? You may answer twice.



Responses

THANK YOU BOTH for involving us in the planning for our community!!!❤️

- Flock cameras
- Fish are in the pond
- Lighting
- Preserve-area-not-to-run-off-animals
- Walking trails
- Parking
- Walking
- Fishing
- Signage
- Sidewalks leading to park
- everyone-that-lives-in-area-not-just-one-age-demographic
- Walking trails
- Fishing
- Native American historic education
- Art
- Signage
- Safeplaceforall
- Cleanup answers
- Veggie garden
- Accessibility to log cabin
- Fence
- Historic preservation
- Family friendly
- young-families
- Fencetoprotectneighbors



26 Responses



## Appendix 9

**Steering Committee's response to the vision plan,  
Calvin E. Sims, Sr, January 25, 2021**

1. Stick with the community's original plan from the very beginning.
  - A. The Chapman farm and Redan Nature Preserve will be an historic site, no park or playground.
  - B. The community has four parks has 3 parks with playgrounds, Biffle Park in Hidden Hills Hairston Park on South Hairston Road, and Main Street Park (which is open to the public and 2 minutes away) located on Main Street.
2. No barbecue grills or dogs, this is not a park, but a historic site. A few picnic tables are ok.
3. No additional paved parking lots on farm, gravel is more environmentally friendly and allows drainage.
  - A. There is ample space for 2 parking areas in front of the Historic Farmhouse facing Redan Road. The heavy brush in front of the farmhouse will need to be removed anyway.
  - B. Visitors would walk from up the driveway to the Historic Farm. One or two school buses with children could park inside the farm fence on existing pavement.
  - C. The Georgia Office Preservation noted that the Historic Landscape was important for the site, therefore it must be protected.
4. Two natural walking trails which connect, one on the east side of the forest, one on the west side of the forest, and one facing Redan Trail.
5. The cabin will be restored with.
6. The Historic Farmhouse to be restored, and adjoining farm buildings stabilized which will include roofing and painting.
  - A. The Historic Farmhouse has been re-roofed with bond funds, and there should be excess funds left over.
  - B. Funds were allocated in 2017 to rewire the Historic Farmhouse, and adjoining farm buildings, but this work has never begun.
7. Animal shed behind garage/barn will be stabilized.
8. Community garden will be continued
9. Fishing allowed on lake some days when classes are not held.
  - A. Build pier on opposite of lake from cabin to not disturb wildlife feeding in front of cabin, while students are observing from cabin deck.
10. Attendant will be on historic farm when open.
11. Restrooms will be available for visitors, staff, and police officers.
12. There will be a community farmer's market in garden area (this is a farm after all).
13. Security chain length fence will be around the entire property except on the Redan Road frontage.
14. There will be no dumpsters or composting toilets. There will be traditional trash cans and the farmhouse and cabin have adequate restroom facilities.





P. O. Box 4936  
Atlanta, GA 30302  
[parkpride.org](http://parkpride.org)  
404-546-7965