

SUBJECT: Appeal of Decision of the Historic Preservation Commission
Concerning Property Located at 1853 North Decatur Road by Darrell &
Naomi Johnson Singleterry

ATTACHMENTS (PAGES 169)

1. *Attachment List (page 1)*
2. *Appeal (page 2-6)*
3. *Denial Form and Decision Form (page 7-10)*

(All information below this line was provided to the preservation commission for their consideration in making their decision.)

4. *Staff report (page 11-12)*
5. *Application and supporting documents (page 12-167)*
6. *Opposition letter (page 168-169)*

Application to Appeal a Decision of the DeKalb County Historic Preservation Commission

All appeals must comply with the procedures set forth herein.

An application to appeal a decision of the Historic Preservation Commission on a certificate of appropriateness application must be filed within fifteen (15) calendar days after the issuance or denial of the certificate of appropriateness.

To be completed by County:
Date Received:

To be completed by appellant:

Name: Darrell and Naomi Johnson Singleterry

Address of appellant: 1819 Fair Oaks Place, Decatur, GA 30033

Address of Property: 1853 North Decatur Road

This appeal is a review of the record of the proceedings before the preservation commission by the governing authority of DeKalb County, Georgia. The governing authority is looking for an abuse of discretion as revealed by the record. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission: (a) exceeded the limits of its authority; (b) that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or; (c) that the preservation commission's decision was otherwise arbitrary and capricious.

If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may; (a) reverse the preservation commission's decision, or; (b) it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

Date(s) of hearing, if any: February 21, 2023

Date of Historic Preservation Commission decision: February 28, 2023

DEPARTMENT OF PLANNING & SUSTAINABILITY

Historic Preservation Commission
Appeal Form
Page 2 of 2

In the space provided below the Appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) of the DeKalb County Code or on the guidelines adopted by the preservation commission pursuant to section 13.5-6 of said code or that the preservation commission's decision was otherwise arbitrary and capricious.

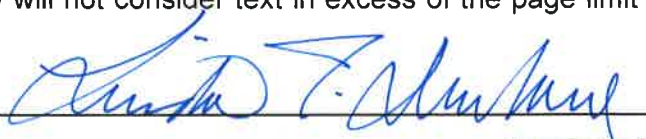
Grounds for appeal:

The Appellants contend that the HPC erred in at least four ways: 1) It abused its discretion in disregarding the only evidence on feasibility of rehabilitating the existing failing structure; 2) It abused its discretion when it applied an incorrect standard to assessing the demolition request; 3) The HPC's decision was arbitrary and capricious in light of prior decisions allowing demolition of historic properties ; 4) there was no credible evidence of how demolition would have a "substantial adverse effect on any specific historic property or the historic district as a whole; and 5)its written decision failed to "clearly set forth the reasons for the decision" as required by Section 13.5-8(8); and 4)

Appellants seek reversal of the HPC's denial of their application for demolition and remand to the HPC for consideration of and decision on their application for new construction.

The appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four sides. The governing authority will not consider text in excess of the page limit set forth herein.

Date: 3/15/23

Signature: 

Instructions: The appellant shall also deliver copies of this appeal to the planning department and the county attorney. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting at which the appeal is considered and may be called upon by any member of the governing authority to provide information or answer questions. There shall be no other public participation in the appeal.

SUPPLEMENTAL EXPLANATION IN SUPPORT OF APPEAL. Appellants seek reversal of the HPC

decision denying their application to demolish a house showing significant foundation and structural damage. The HPC decision was in error for the following reasons:

Arbitrary and capricious-disregard of only evidence on feasibility. The only evidence in the Record (Harrington and Homeside reports) as to the feasibility of rehabilitating the existing home shows that none of the exterior and interior brick foundation walls have footings supporting them; the foundation wall on the driveway side is cracked and deflected; the floor joists are over spanned; earth pressures and the unsupported foundation walls have caused this deflection and movement of the 1st and 2nd floors; prior remediation efforts failed and the walls continue to deflect. To address the structural defects, the foundation needs to be excavated; new foundation and footings poured (requires raising house on piers to get under it); existing plumbing, electrical and HVAC removed, rerouted, and reinstalled. Homeside estimates that the scope of work will cost north of \$268,000. Appellants paid \$400,000 in 2018 for the property; thus rehabilitation would cost at least 67% of that purchase price (2:09:09). The experts concluded resoundingly that rehabilitation was not economically feasible and risks further compromising the house. The fragility of this existing home, due to 80+ years with no footings and a compromised foundation, is an extenuating circumstance and crucial variable. After a thorough analysis, both experts advised that rehabilitation was an unsafe and nonviable option. Gus Harrington emphatically testified that the house was unsafe as-is and “dangerous”. (2:03:13 to 2:04:10). The Chair acknowledged that it was uncommon to find houses without any foundational supports like this one and the cost to correct would be “sizable” (2:24:25). Although there was considerable HPC speculation whether Homeside’s estimate was

reasonable and whether the exact scope of work was needed to “stabilize the home in its foot print”, no actual evidence was offered contrary to that of the Appellants’ experts (2:11:23),

Abuse of discretion-Incorrect standard in assessing demolition request. Guideline 7.3.3

specifically allows demolition of historic structures if “they are so unsound that **rehabilitation** is not possible”. Two expert reports addressing the Guideline were submitted. Homeside stated it would cost \$268K+ to try to correct the structural defects. Harrington detailed the scope of work needed and risks in attempting to make the house safe and return it to a state of utility. Both experts testified that “the homeowners need to reconstruct the foundation system for this house whether or not they add on to it.” (2:07:06-2:08:20)¹. In their reports, both experts advised rehabilitation was unsafe and not a viable option. However, throughout deliberation on the Appellants’ application, staff, community members, and Commissioners insisted that the evidence offered by the Appellants did not demonstrate what is needed to “stabilize the home within its footprint.” Stabilization is not the standard. It was an abuse of discretion to insist upon the application of a standard not in the Guidelines and not imposed previously on others.

Arbitrary and capricious- prior decisions allowing demolition of historic properties. Appellants

provided records of previously approved demolitions of historic homes indistinguishable from their application (i.e. 1254 Stillwood Drive had ‘demo approved’ in 2017 with the reason listed as ‘no footings’). *See chart on pages 16 and 17 of written justification.* The HPC ignored precedent, choosing instead to speculate on past approvals (2:24:01) and suggest those approvals were suspect. (2:13:24-2:14:09). The Application’s meeting of Guideline 7.3.3 is ignored due to the Commission’s general fear of “snowballing” (2:14:14). This resulted in

¹ This reference and those below are to the video recording approximate time/location.

holding Appellants to a higher standard, unjustifiably treating them differently than other applicants. Statements by HPC members reinforcing the arbitrary and capricious nature of the HPC decision can be found at 2:12:18, 2:13:09, 2:14:06, 2:13:34, 2:14:51, 2:24:01 and more.

There was no credible evidence of a “substantial adverse effect.” A COA must issue if the proposed change “would not have a **substantial adverse effect** on the aesthetic, historical, or architectural significance and value of the historic property or the historic district”. The Staff report, HPC written decision, and verbal statements at the 2.21 hearing are devoid of facts addressing or substantiating a conclusion that demolition would have a substantial adverse effect on historic property or the district. No effect is specifically identified, nor the degree of that effect. The nature of the deliberations and decision are unsubstantiated. The Zoom video reveals that the members and staff struggled with how the application purportedly had an adverse impact. (2:12:28 – 2:13:09). Staff, on page 2 of its written report, admits that “the demolition of this unique building may **not** have a substantial adverse impact on the district as a whole...” Without any evidence of this required effect, it was error to deny the application.

The written decision of the HPC failed to clearly set forth reasons for the denial. The boiler plate written decision denies the COA and a box is checked that there would be “a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district”. The only written explanation for this decision is “The application does not comply with Guideline 7.3.3 and would have a substantial adverse effect on the historic district”. However, this conclusion is unsupported and unsubstantiated. The conclusory references to a Guideline and mere parroting of the standard for COA denial in the ordinance do not amount to “clearly setting forth the reasons for the decision”.

February 22, 2023

NOTICE OF DENIAL

SITE ADDRESS: 1853 NORTH DECATUR RD
PARCEL ID: 18-053-05-035

APPLICANT: Linda I. Dunlavy, Dunlavy Law Group LLC
MAILING ADDRESS: 245 N Highland Ave NE
Suite 230, #905
Atlanta, GA 30307

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS PUBLIC MEETING ON February 21, 2023 REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: DENIAL

The preservation commission determined that the demolition of the house does not comply with guideline 7.3.3 and would have a substantial adverse effect on the house and the historic district. This decision is in accord with the sections of the DeKalb County Code and the Druid Hills Design Manual listed below.

Sec. 13.5-8(1) Application for Certificate of appropriateness. Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Notarized authorization of the property owner shall be required if the applicant is not the owner of record.

Sec. 13.5-8(3) Review of Applications When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance; architectural style; scale, height, setback, landscaping; general design; arrangement, texture and

DEPARTMENT OF PLANNING & SUSTAINABILITY

materials of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other properties in the immediate neighborhood. When considering applications for existing buildings, the Secretary of the Interior's *Standards for Historic Preservation Projects*, including the *Standards for Rehabilitation* shall be used as a guideline.

The Design Manual for the Druid Hills Local Historic District

7.3.3 Demolition and Relocation (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.



Heather Shuster, Chair

2/28/23

Date

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Linda I. Dunlavy, Dunlavy Law Group, LLC _____

Address of Property: _____ 1853 N Decatur Rd _____

Date(s) of hearing if any: _____ February 21, 2023 _____

Case Number: _____ 1246298 _____

Approved Denied Deferred

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

The application does not comply with Guideline 7.3.3 and would have a substantial adverse effect on the historic district.


Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: 2/28/2023

Signature: _____



**Chair, DeKalb County
Historic Preservation Commission**

DeKalb County Historic Preservation Commission

Monday October 17, 2022- 6:00 P.M.

Staff Report

Regular Agenda

J. 1853 North Decatur Road, Linda Dunlavy. Demolition of house. 1246161

Built 1941. (18 052 05 035)

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

04-03 1853 North Decatur Road (DH), Michael Dennard. Build a wooden deck at the side of the house. **Deferred until May.**

05-03 1853 North Decatur Road (DH), Michael Dennard. Build a wooden deck at the side of the house. Deferred from April. **Approved with stipulation.**

06-22 1853 North Decatur Road, Robert Platt. Demolish and replace the house and other elements. 1245887 **Deferred**

07-22 1853 North Decatur Road, Robert Platt. Demolish and replace the house and other elements. **Denied**

Summary

The applicant is requesting to demolish the existing residential building, associated carport, concrete pads, driveway, and walkways. Demolition of this property was reviewed by the HPC in July of this year, with the request that the applicant provide more substantial documentation with as to why the subject property would qualify for demolition under guideline 7.3.3.

The applicant's argument for demolition is comprised of the following:

1. Applicant asserts that the property was not designed by a professional and it was built using the accepted techniques of the time which would not be acceptable today. As such, the applicant asserts, many of the elements of the home currently are deficient relative to current building codes and standards.
 - a. The deficiencies that the applicant references are the absence of footings for the foundation, over spanned flooring systems, and over-stressed and deflecting foundation walls.
2. The applicant states that the house is not a good representative of any particular style or house type and does not appear to have any architectural or historical significance.
3. Applicant asserts that under the Secretary of the Interior's standards, demolition should only occur if rehabilitation is not reasonably attainable technically and economically. She further states that "The rehabilitation of the Subject Property is clearly not economically feasible and may not be technically feasible".
 - a. As supplementary information to this argument the applicant has provided both tax appraisal information and information on rehabilitation costs.
4. The applicant states that the lack of coherent historic fabric on the block where the subject property is located in addition to the lack of visibility between the subject property and historic district would make for the argument that the removal of the home on the subject property would not have a substantial adverse effect on the significance and value of the historic property or the historic district.

Staff Response and Recommendation

Deny. In addressing the applicant's argument about the historic and architectural significance of the 1853 North Decatur Road; while the property does not have high-style architecture or standalone historical significance, the contribution of the structure to the whole of the historic district is significant as it helps to show the transition of housing developments to a more modest house form with minimal stylistic influences. Characteristics found on the house such as a 1.5 story scale, weatherboard siding, brick foundation, moderate roof pitch, and projecting gables align with many of the basic character defining features found on residences in the University Park/ Emory Highlands/ Emory Estates Character areas – as listed in the design manual. Further to that point, and as stated in the design manual, "The Druid Hills Local Historic District contains an outstanding collection of early to mid-twentieth-century residential architecture ranging from high-style, architect-designed houses to the modest house forms of the 1940s". So while the subject property is not architect-designed, its modest nature does not detract from its contribution to the district's significance.

The argument that demolition would have no adverse effect due to a lack of coherent historic resources on North Decatur Road and a lack of visibility between the subject property and the historic district would directly conflict with the goals of the Druid Hills Local Historic District. Those goals being to preserve the historic and visual integrity of the community, but also to preserve the integrity of each surviving historic resource despite its location within the district.

The criterion for demolition is that the structure be so unsound that rehabilitation is not possible (7.3.3). While the applicant has presented the requested additional evidence on the condition of the house, it should be acknowledged that an option was presented in the Harrington Engineers Inspection Report to renovate/rehabilitate the house. If demolition is approved, staff would recommend the condition that the applicant document all four sides of the house with photographs for the record.

Relevant Federal Regulations

36 CFR 67 – Standards for Rehabilitation (copy included with this report).

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-of-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.3 *Demolition and Relocation* (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.

STATEMENT IN SUPPORT OF
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Owners:

NAOMI SINGLETERRY AND DARELL SINGLETERRY

Property Location:

1853 North Decatur Road

**Request for Certificate of Appropriateness to
Demolish Existing Structures and Construction of New Residence**

Submitted for Applicant by:

Linda I. Dunlavy
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BACKGROUND

Subject Property. The Subject Property is located in the local Druid Hills Historic District at 1853 North Decatur Road (Tax parcel ID #18-052-05-035). The property is also within the University Park-Emory Highlands-Emory Estates Character Area. It is on the south side of North Decatur Road between Emory Circle and Ridgewood Drive. It is on the very northern edge of the local historic district. There are three other houses on the block face—526 Emory Circle (side yard fronts North Decatur and was built in 1925), 1917 Ridgewood Drive (built in 2017) and 1925 Ridgewood (built in 2017) Emory University land is immediately across North Decatur to the north and is currently being redeveloped by the demolition of older ranch style homes to make way for student housing. DJ and Naomi purchased the property in 2018. The couple were attracted to the area because both graduated from Emory and liked the prospect of living close to their alma mater. They also believed the property had potential for expansion to create their forever home. Four years and one newborn child (8 months old) later the house is too small for their needs, especially since they are planning to have one set of parents live with them in the near future. After investigation, regrettably they discovered that adding on to the existing house is not a viable option due to its significant structural issues.

Existing structures. The Subject Property is currently developed with a two-story wood frame house in the minimal traditional style built in 1941 with a partial basement. A metal carport adjacent to the home was built in 1983. The home itself is less than 1900 square feet. The existing residence and associated structures are in very poor condition. See attached photographs depicting home and associated structures along with those

photographs in the engineer's report. While listed as a "contributing structure", the home is not known to be designed by an architect to the best of the Singleterry's knowledge and does not otherwise appear to have significant architectural value. It was seemingly constructed by a builder on site using accepted building techniques of the day and poorly so. The foundation system of the home is non-conforming to current building codes and the floor systems for both the first and second floors are over spanned. None of the brick foundation walls have footings to support them and these walls are made of unreinforced, ungrouted brick. There are significant signs of instability and failure in the exterior foundation wall and transverse brick basement walls. While previous owners appear to have attempted to shore up walls in various locations, this shoring has been insufficient to prevent the continued deflection of the walls. To rehabilitate the existing structure such that it is stable and capable of supporting future additions, significant work would need to be done. The work needed is detailed in a Field Inspection Report by Harrington Engineers dated December 23, 2022, and the Homeside Construction Report and included contemporaneously with the COA application herein¹. In his report, Mr. Harrington, a licensed structural engineer, states that:

I have reviewed the estimate provided by Homeside Construction for work to rehabilitate the existing structure such that it can be safely added onto and am of the opinion that rehabilitation of the existing structure is not economically feasible and depending upon the fragility of the foundation walls (which will not be known until excavated) may not be technically feasible. I note that staff in its report submitted to the HPC in October of 2022, seemed to suggest that because my report of September 29, 2022, presented "an option ...to renovate/rehabilitate the house", that somehow I was of the expert opinion that renovation/rehabilitation was reasonably feasible. That is not the case and I wish to correct that impression. In my opinion, given the cost, the needed engineering, and the risk of irreparable damage to the existing structure by performing the necessary

¹ Mr. Harrington has submitted two previous reports to the HPC in prior applications, one dated June 26, 2022, and one dated September 29, 2022. The HPC sought more detail than that provided in the June report and staff clearly misconstrued and misunderstood the more detailed September report. Mr. Harrington submits this third report to clarify the September report and address staff's misunderstandings.

foundation work, it is NOT reasonably feasible to renovate/rehabilitate the existing home on the property.

Cost to renovate. To assess the economic viability of renovation, an estimate from Homeside Construction was secured. Homeside estimated that replacement of the non-conforming foundation system to prevent further deflection and destabilization of the house and correcting the over spanned floor system would cost a minimum (excluding costs for soil experts) of \$267, 220. This expenditure would merely restore the home to a stable condition and does not include the costs for adding onto the stabilized structure. Dennis Brown of Homeside opines that the cost for an addition to the stabilized residence could cost an additional \$675,000 to \$1,125, 000. While Mr. Brown provides the requested cost estimate he warns at the end of his report that:

Even though I provide this estimate for rehabilitation of the existing residence, please note that as a professional builder I do NOT recommend this route for the Singleterry's due to the massive expense involved, the possible technical infeasibility of adding on to the rehabilitated structure, and the unknown contingencies that may be encountered in attempting to shore up the unstable foundation of this home.

Details of Mr. Brown's cost estimate can be seen in the Project Scope and Cost Estimate from Homeside filed contemporaneously with the COA application. The tax appraisal for the house is currently \$284,100. In other words, it would cost more to rehabilitate the house than it is currently valued. Relevant tax records are included with the COA application. The combination of the Harrington Engineers report and the Cost Estimate demonstrate that even if the home could practically be rehabilitated, the cost to cure deficiencies to bring the existing structure to code, stabilize it, and to make it safe for long term habitation would be equal to, or in excess of, the current fair market value of the home. As such, the Applicant is requesting a Certificate of Appropriateness to construct a beautiful new home compatible with the Character Area and immediate

neighboring homes and to demolish the existing structures on site—the house and the carport.

NEW CONSTRUCTION



Applicant seeks a Certificate of Appropriateness to build a new residence on the Subject Property as per the plans submitted with this application and drawn by Bryan Jones of Jones Pierce Studios, Architect. The new home proposed is a one and a half-story home designed in the English Vernacular Revival style with Tudor leanings. It is set back from the front property line 45 feet—10 feet more than the existing home and 8 feet more than the adjoining home at 526 Emory Circle. The width of the proposed home is similar to that of the existing home on site. The plan provides for drive under garages at the side and rear of the home. In order to keep parking out of the front yard, the garages were designed to tuck under the home and behind the street facing façade. The primary cladding on all sides will be brick with cementitious material infills. The roof will be high-definition architectural shingles on most of the home with metal seamed rood on the rear porch. It has a proposed ridge height of approximately 32 feet from the

front door threshold to the ridge of the predominant and a 12:11 pitch side gable main roof. Steeper pitched 12:14 front facing nested gables terminate into the primary roofline, indicative of the style and consistent with that of its predominantly two-story neighbor at 1925 Ridgewood. The plans contemplate a day light basement (Terrace level) with an in-law suite containing a bedroom, kitchenette, bathroom, flex space, exercise room and an unconditioned rear terrace patio with access to a recessed grill and associated chimney. Two garages with sufficient space for four cars will also be on the Terrace level. The existing curb cut on the property will remain with the driveway running behind the front façade on the western side of the property to provide for side entry into the recessed garages.

Most windows will be casement or fixed with true simulated divided lights (a mix of 4 x2, 3 x 2, or 2 x2). Windows will be trimmed with a course of brick top and bottom. A brick chimney flanks the front entry which is comprised of a double soldier course arched opening into a recessed porch with stain grade full glass French doors with arched side lights and an arched transom. The tree protection plan provides for the removal of five trees, all within the buildable area. All significant trees outside of the buildable envelope will be retained. The driveway curve was specifically designed to stay out of the critical root zone of the 41-inch hickory in the side yard of 1917 Ridgewood. Currently the home at 526 Emory Circle is screened with heavy vegetation from the east side of the Subject Property. Heavy vegetative screening will remain with only two trees proposed for removal.

In designing the proposed new home, the architect purposefully drew from the design of homes in the immediate University Park/ Emory Estates/ Emory Highlands neighborhood and that of the existing home on the Subject Property. He also looked specifically at the Guidelines at 13.0 for University Park/ Emory Highlands/ Emory Estates Character Area. He particularly noted the sample photograph on page 117 and the specified Building Characteristics on that page. *See sheet A.21 of the proposed plans.* The proposed house appears to incorporate all of the listed characteristics. Mr. Jones -picked up the large front gable with a smaller nested gable on the front façade of the existing home and that at 1925 Ridgewood and elsewhere in the neighborhood. *See supplemental photos used by architect for inspiration and design.* The design takes advantage of the existing sloping topography which allows for the provision of a modest front façade with the majority of the home tucked behind it.

Applicant notes that the new house plans are in keeping with the character of the Druid Hills Historic District and will have no substantial adverse effects on the District. On the contrary, the new home will make a positive contribution to this section of North Decatur Road and to the District as a whole. The area of influence for the new home is the southern block face of North Decatur Road and, where visual relationships may occur between the proposed new home and the historical residence at 526 Emory Circle (see included “Historic Property Map” and Guideline 7.1). However, it must be noted that the home at 526 Emory Circle is largely not visible from North Decatur Road or the Subject Property due to the planting of heavy vegetation on the north and west sides of that

property.² The orientation of that home is to Emory Circle not North Decatur Road. The plans for the proposed new home on the Subject Property meet the Guidelines for new construction as follows:

7.2.1 Building Orientation and Set Back

The front and side setbacks are consistent with those within the area of influence. The proposed home will actually be set back 10 feet more than the existing home and approximately 8 feet more than the home at 526 Emory Circle. The home at 1917 Ridgewood (fronting North Decatur) is a bit of an outlier, being set back 81 feet. The proposed front yard setback is consistent with the requirements in an R-75 zoning district and compatible with the homes in the immediate as-built environment. The side and rear yard setbacks are also consistent with the pattern in the area of influence.

7.2.2 Directional Emphasis

There is no dominant pattern of vertical or horizontal emphasis within the very small area of influence. 526 Emory Circle is a two-story Colonial Prairie Style home; 1917 Ridgewood is a two-story Colonial and 1925 Ridgewood (a/k/a 1839 North Decatur) is an English Vernacular Revival with two-story and 1 ½ story elements. The proposed new home's overall shape, size, and placement of various elements and openings on the façade make it compatible with the directional emphasis of the existing homes on the block face and elsewhere within the immediate neighborhood. Its design is not inconsistent with any dominant pattern of emphasis within the area of influence.

² While visual relationships will occur between the proposed home and the new student housing on the opposite side of North Decatur Road from the Subject Property, that housing is outside of the historic district and is obviously not historical.

7.2.3 Shape

The shape of the home is iconic English Vernacular with multiple building elements including steeply pitched front gables of varying size, chimneys, and varying roof forms. The roof pitches, while steeper than some of the homes within the area of influence, are compatible with their neighbors. Building elements and shapes used on the front facade, including windows and door openings, are similar to those found elsewhere in the University Park/Emory Highlands/ Emory Estates Character Area. See photographs.

7.2.4 Massing

The height and width of the proposed new home are very similar to the existing home on the Subject Property. The structures in this Character Area exhibit a wide variety of house shapes, forms and mass. The proposed new home is compatible with those shapes, forms, and massing with side gabled primary roof and more steeply pitched street facing cross gables. The proposed new home has a modest front façade that respects the predominant 1 ½ story scale of primarily English Vernacular homes in the area. The design tucks the majority of the living space behind this modest façade along with the ten-foot additional setback from the front property line reduces the perception of size and form feel from the street. As such, the massing of the proposed home is compatible with massing of homes within the Character Area and the Area of Influence.

7.2.5 Proportion

Once again, there is no dominant pattern of proportion in the existing housing stock within the area of influence. However, the proposed home is similar in proportion

to the existing home on the site at 1925 Ridgewood which also contains 1 ½ story elements, similar roof pitch, an asymmetrical front façade with multiple building elements such as projecting gables, dormers, chimneys, and variety of window arrangements. The height and width of the proposed home are like that of the existing home on the Subject Property and the new design picks up design elements from the existing such as scale and relationship of the various elements to each other. The individual elements of the new home are proportional to each other and to the structure as a whole. *See Block Face photos included in submission.*

7.2.6 Rhythm

Both symmetrical and asymmetrical rhythms are present within the area of influence. The proposed new home respects and does not disrupt the rhythms present.

7.2.7 Scale/Height

The new home appears to be consistent with the floor-to-floor heights of other homes within the area of influence. While the floor-to-floor heights may be slightly less than that found in two story homes found in the Character Area, they are not inconsistent with the relatively new construction at 1917 and 1925 Ridgewood. See Block Face Study included with architectural drawings. The proposed roof pitch is similar to that found at 1925 Ridgewood.

7.2.8 Individual Architectural Elements

Individual design characteristics and materials from homes within the area of influence have been utilized and integrated into the proposed new home. As such, roofs, walls, windows, entrances, details and materials are compatible with historic structures within the area of influence. Brick as a primary material was purposefully chosen as

predominant in the Character Area and of this style house. The brick chimneys capped with decorative chimney pots further enhance the style. Where the side gable swoops low to cover the main level, a radiused roof line is employed. A four-course stepped brick detail terminates the eaves at the gable ends *See Block Face study and photos of homes within the Character Area.*

PROPOSED DEMOLITION

The Applicant desires to take the current failing structure and demolish it along with the carport, concrete pads, driveway and walkways on site.

BASIS FOR THE DEMOLITION PROPOSAL

As noted above, like many homes in Druid Hills the house on the Subject Property was not designed by a professional but simply built using accepted building techniques of the day, techniques which the engineer notes in his report “would not be acceptable today”. As such, many of the elements of the existing home are seriously deficient relative to current building codes and standards. These serious deficiencies, include, but are not limited to, the absence of footings for the foundation, over spanned flooring systems for the first and second floors, overly stressed and deflecting foundation walls.

Applicable standards for demolition.

Historic Preservation Ordinance and Secretary of Interior Standards.

Section 13.5-8(5) specifically allows for the demolition of buildings, structures, sites or objects within a local historic district. Section 13.5-8 (3) of the Historic Preservation Ordinance (HPO), specifically requires the HPC:

When considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving,

Rehabilitating, Restoring and Reconstructing Historic Buildings, shall be used as a guideline. All local guidelines must be adopted in accordance with federal guidelines.

In other words when considering a demolition application, the HPC must consider the Secretary of Interior's -Standards for Rehabilitation and Standards for Historic Preservation Projects (36 CFR 67) and the Guidelines adopted for the Druid Hills Historic District must be read in that context and in conformity with the Secretary's Standards.

The National Parks Website addresses the Secretary's Standards, in relevant part, as follows:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values... The Standards are to be applied to specific rehabilitation projects in a reasonable manner, **taking into consideration economic and technical feasibility.**

(Emphasis supplied).

So, even though the Druid Hills Guideline for demolition at 7.3.3 does not mention economic or technical feasibility, it must be interpreted to provide for a feasibility analysis to be "in accordance with federal guidelines". To ignore the costs of a needed rehabilitation would be legal error. For this reason, Applicant provides the cost estimate of Homeside Construction to assist the HPC in evaluating the economic feasibility of rehabilitating the existing residential structure on the Subject Property. The Applicant also provides the reports of Homeside Construction and Harrington Engineers to assist in the assessment of the technical feasibility of rehabilitating the existing residential structure.

Section 13.5.8(3) also requires consideration of- historical and architectural value and significance, architectural style, scale, height, setback, landscaping, general design, arrangement, texture and materials of architectural features, and pertinent features of other properties in the immediate neighborhood and Section 13.5-8(7) requires (“shall approve”) the HPC to approve a COA application if the proposed material change would not have a substantial adverse effect on the...significance and value of the historic property or the historic district.”

In evaluating a request for demolition, the HPC is also required to determine if the existing structure is “so unsound that rehabilitation is not possible.” Guideline 7.3.3. Applicant submits that this **guideline** must be interpreted and applied against the backdrop of the admonition from the Secretary of the Interior that economic and technical feasibility must be evaluated and in a reasonable manner. Finally, any COA consideration must take into account the overarching legal standard under local and state law that the proposed change would not have a **substantial adverse effect** on historic property or the historic district as a whole.

Application of Standards to current COA application.

Secretary of Interior Standards. Under the Secretary’s Standards, demolition should occur only if rehabilitation is not reasonably attainable technically and economically. The rehabilitation of the residence on the Subject Property is clearly not economically feasible and is not reasonably attainable technically. The Homeside Construction report shows that renovation/rehabilitation of the house would require replacement of the non-conforming foundation system and the over spanned flooring systems on the first and second floors. Additionally, the report notes that in order to

rehabilitate the existing structure to make it stable enough to bear the additional loads for planned renovation expanding the living space, compliance with current electrical, mechanical and residential building codes would be required. Dennis Brown, CEO of Homeside Construction estimates that rehabilitation would cost a minimum of \$267, 200, almost as much as the current tax appraisal for the residence³. Mr. Brown concludes that the massive expense of rehabilitation makes it- economically infeasible. Moreover, he concludes that the unknown contingencies that may be encountered in attempting to shore up the unstable foundation may make rehabilitation not reasonably attainable technically.

The conclusions of Mr. Brown are VERY similar to the conclusions reached by experts in other COA applications for demolition that the HPC has clearly found persuasive support for demolition approval. For example, the HPC approved an application to demolish a historic residence at 1097 Dan Johnson Road, in part based on the report of engineer Michael Quinn who stated “considering the extent of the foundation work and associated dangers, as well as the likelihood of bringing the entire house into current Code compliance, it may be safer and more cost effective to raze the existing structure and rebuild on a new foundation.” The estimated cost to cure the foundation and other defects for 1097 Dan Johnson Road was \$156,000. Nonetheless, the HPC approved demolition on February 6, 2012, conditioned upon HABS drawings.

Documentation of this approval and supporting documents are included with this submittal. Similarly, the HPC approved demolition of the residence at 995 Springdale Road based on engineering reports recommending demolition because of damage to the foundation and framing in January of 2009 as documented in a report from MH

³ The County Tax Assessor notes that the home is 90% economically obsolete.

Structures noting that there were no footings for the foundation walls and that the existing floor beams would not be able to support new construction. Similar to the Harrington Engineers report for the Subject property the MH Structures report noted that “Due to questionable construction methods and delicate state of the structure, it is possible that parts of the exterior wall and brick could be lost unintentionally in the construction process...Due to the extent of the existing foundation issues, I do not recommend proceeding with the renovation.” *See MH Structures report provided contemporaneously with this submittal.*

B.W. Harrington, Jr., P.E., in his Field Inspection Report concerning rehabilitation of the existing residential structure on the Subject Property notes that “none of the exterior and interior brick foundation walls have footing supporting them...without footings, the structural integrity of the home is threatened” and notes that “the pressure of the soils and weight of the structure’ have caused a diagonal crack in the foundation wall that has migrated through the foundation wall and is visible from the interior and exterior of the foundation wall. The unsupported foundation walls have deflected over time. He also notes that the floor system is supported by these unsupported foundation walls and have caused the floor to move in the direction of the transferred forces. He provides photographic documentation of these matters. In his report he provides an analysis of three options for the homeowners: 1) Rehabilitation; 2) Demolition; and 3) Do- nothing. He concludes that rehabilitation is risky, economically and technically unfeasible; do nothing will likely cause continued deterioration due to continued settlement and lateral movement of the foundation causing additional structural problems; demolition is the most “realistic and viable solution”.

Guideline 7.3.3. The HPC has approved demolition of numerous structures within the District since its inception in 1996, thereby expressly finding, as to historic structures that they are “so unsound that rehabilitation is not possible”. These structures include historic structures similar to the residence on the Subject Property. The chart below summarizes the historic residences approved for demolition in the District:

SAMPLED DEMOLITIONS IN HISTORIC DISTRICT⁴

Address	Year Built	Demo Approved	Reasons
519 Durand Drive	1935	October 2006	fire
995 Springdale	1923	January 2009	Damage to framing and foundation
1185 the ByWay	1941	Court order demolition 2009	Mold and structural damage
1254 Stillwood	1925	2017	No footings
1169 Lullwater	1929	August 2005	Mold, floor joists and foundation could not take additional loads
1302 Stillwood	1925	August 2006	Structural defects; lacks significance; foundation problems
1595 Emory Road	1929	November 2001	Extreme structural and neglect
2015 North Decatur	1930		Nonsignificant; poor condition
1100 Dan Johnson	1930s	2012	Not significant architecturally
2049 North Decatur	1930		Nonsignificant; poor condition
1097 Dan Johnson	1940	2012	Significant foundation issues- no footings

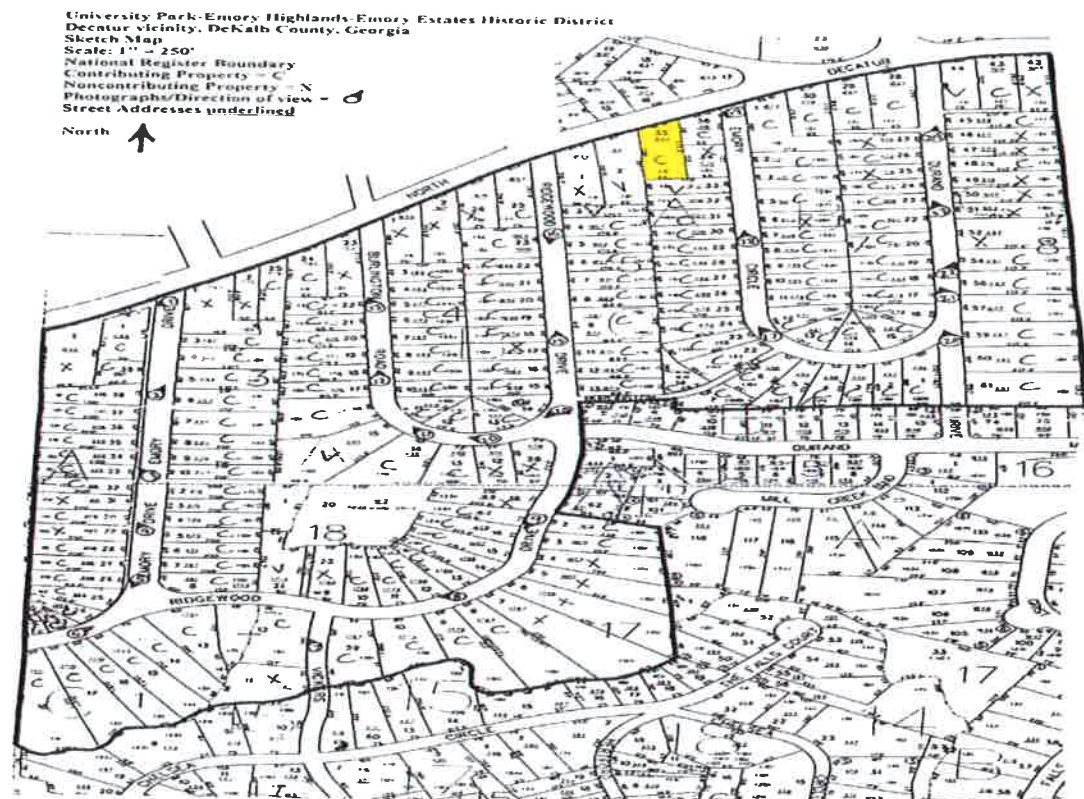
⁴ There are likely other approved demolitions since there is no searchable data base to assure complete information maintained and accessible to the public in DeKalb County Planning Department.

Of the documented approvals Applicant was able to locate, 32 demolitions have been approved by the HPC since 1999; 11 were of historic residences. Demolition of several of the historic structures (i.e., 1097 Dan Johnson, 1302 Stillwood, 1254 Stillwood, and 995 Springdale) were approved on very similar, if not indistinguishable grounds and based on similar evidence to that presented by the Applicant in support of its demolition request herein—structural and foundation problems; no footings.

As noted above, similar to the historic homes above approved for demolition, the home on the Subject Property suffers from profound structural problems and its current condition militates against requiring rehabilitation and preservation. Mr. Harrington indicates that to properly attach the house to the foundation, the brick foundation should be removed and replaced with new foundation walls bearing on newly poured footings. This may be accomplished in sections by bracing the floor system and wall above, excavating both sides of the wall, removing the wall, pouring a new footing, and building a new wall. Due to the structural condition of the home, and the need for major reworking of the systems within the home to bring it up to current code, Applicant submits that this home is not of a character worthy or even capable of effective rehabilitation and preservation. The current condition of the home as reflected in the reports make it clear that the house is so unsound that rehabilitation is not reasonably possible. As such, the Application meets the Guidelines for demolition and, pursuant to the Historic Preservation Ordinance, the HPC is required (“shall approve the application”) to approve the demolition request. To deny the request would be

inconsistent with previous approvals, not consistent with the Secretary of Interior Standards, -and would result in an arbitrary and capricious decision.

HPO Section 13.5-8. Taking into consideration any historical or architectural value of the existing residence and significance, architectural style, scale, height, setback, landscaping, general design, arrangement, texture and materials of architectural features, and pertinent features of other properties in the immediate neighborhood, it is clear that the proposed demolition would not have a substantial adverse effect on the...significance and value of the historic property or the historic district per Section 13.5-8(7). The Subject Property-, as can be seen below, abuts a contributing property at 526 Emory Circle and is itself designated as contributing.



However, there are no contributing structures on the block face of North Decatur Road other than on the Subject Property. 526 Emory Circle fronts on Emory Circle with its rear yard abutting the eastern side yard of the subject property and, as evident from the photos submitted with this application cannot be seen from the Subject Property due to topography and dense vegetation between the two properties. Across North Decatur Road aging homes are in the process of demolition by Emory University for the construction of student housing and the other two lots within the same block as the Subject Property contain homes newly constructed at 1925 Ridgewood Drive (built in 2017) and 1917 Ridgewood Road (f/k/a 1847 North Decatur Road and built in 2017). *See Tax Records filed with this application.* Of the homes fronting North Decatur Road in the same block of the Subject Property, only 1925 Ridgewood and the Subject Property can be seen by the walking public and due to the speed of traffic along North Decatur Road and the sharp drop in topography from the road, the residence on the Subject Property is not realistically visible to the motoring public along North Decatur Road. The Applicant recognizes that staff in its report in October of 2022 takes a different view of the home's significance and contribution to the District than the Applicant. However, Applicant nonetheless asserts that it cannot be said that removal of the home on the Subject Property would have **“a substantial adverse effect on the...significance and value of the historic property or the historic district.”** Without such a substantial adverse effect being demonstrate, per Section 13.5-8(7), the Applicant is entitled to the issuance of a COA for demolition of the existing residential structure as requested.

CONCLUSION AND REQUEST

Based on the foregoing and for all the reasons set forth above, the DeKalb County Historic Preservation Commission should grant the Applicant's request for a Certificate of Appropriateness so that the existing structures on the Subject Property can be demolished and a beautiful new home constructed on the Subject Property in conformity with the architectural drawings provided with this submission. Pursuant to Section 13.5-8(2) of the Historic Preservation Ordinance, the Applicant requests a public hearing on this COA application not confined to the 5 minutes of presentation time generally allowed. This is the only opportunity for the Applicant to submit evidence to the HPC in support of its application for the record and to confine this opportunity to a mere 5 minutes is a denial of due process under the law.

PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that, should the DeKalb County Historic Preservation Commission refuse to grant the requested Certificate of Appropriateness, such an action would be unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and a denial of due process of law under the United States Constitution and the Constitution of the State of Georgia.

Refusal to issue the requested Certificate of Appropriateness would deprive the Applicant of any alternative reasonable use and development of the Subject Property without just compensation and would be insubstantially related to the health and welfare of the public while substantially harming the Property owners.

Applicant specifically objects to the standing of any party that opposes this Application for Certificate of Appropriateness.

This 27th day of January- 2023.

Respectfully submitted,



Linda I. Dunlavy
Applicant and
Attorney for Owners

Linda I. Dunlavy
Dunlavy Law Group, LLC
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(404)664-0895 Mobile Phone
245 North Highland Avenue,
Suite 230 #905
Atlanta, Georgia 30307
ldunlavy@dunlavylawgroup.com



404.371.2155 (o) | 178 Sams Street
404.371.4556 (f) | Decatur, GA 30030
DEKALBCOUNTYGA.GOV

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1853 North Decatur Road

Applicant: Linda I. Dunlavy, Dunlavy Law Group, LLC E-Mail: ldunlavy@dunlavylawgroup.com

Applicant Mailing Address: 245 North Highland Ave NE, Suite 230, #905, Atlanta 30307

Applicant Phone(s): 404-371-4101 /404-664-0895 Fax: _____

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

Owner(s): Naomi Johnson Singleterry E-Mail: NSJohnson8@gmail.com

Darell Johnson Singleterry E-Mail: djsingleterry@gmail.com

Owner(s) Mailing Address: 1819 Fair Oaks Place, Decatur, GA 30033

Owner(s) Telephone Number: 302-858-6484

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1941

Nature of work (check all that apply):

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

Description of Work:

Demolition of the existing home on the property and approval of new construction drawings for a single family residence.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov. An incomplete application will not be accepted.


Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

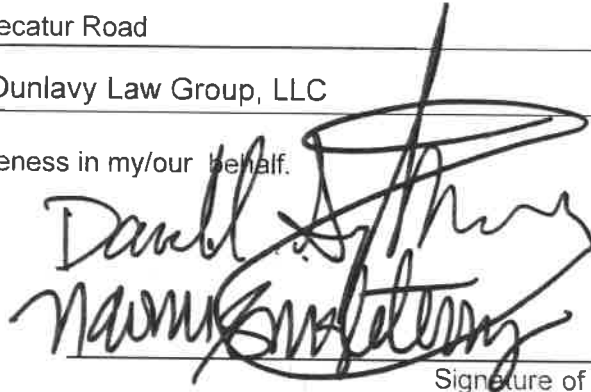
This form is required if the individual making the request is **not** the owner of the property.

I/ We, Naomi Johnson Singleterry and Darell Johnson Singleterry

being owner(s) of the property at 1853 North Decatur Road

hereby delegate authority to Linda I. Dunlavy, Dunlavy Law Group, LLC

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



Signature of Owner(s)

1-22-2023

Date

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

SUBJECT PROPERTY MAPS



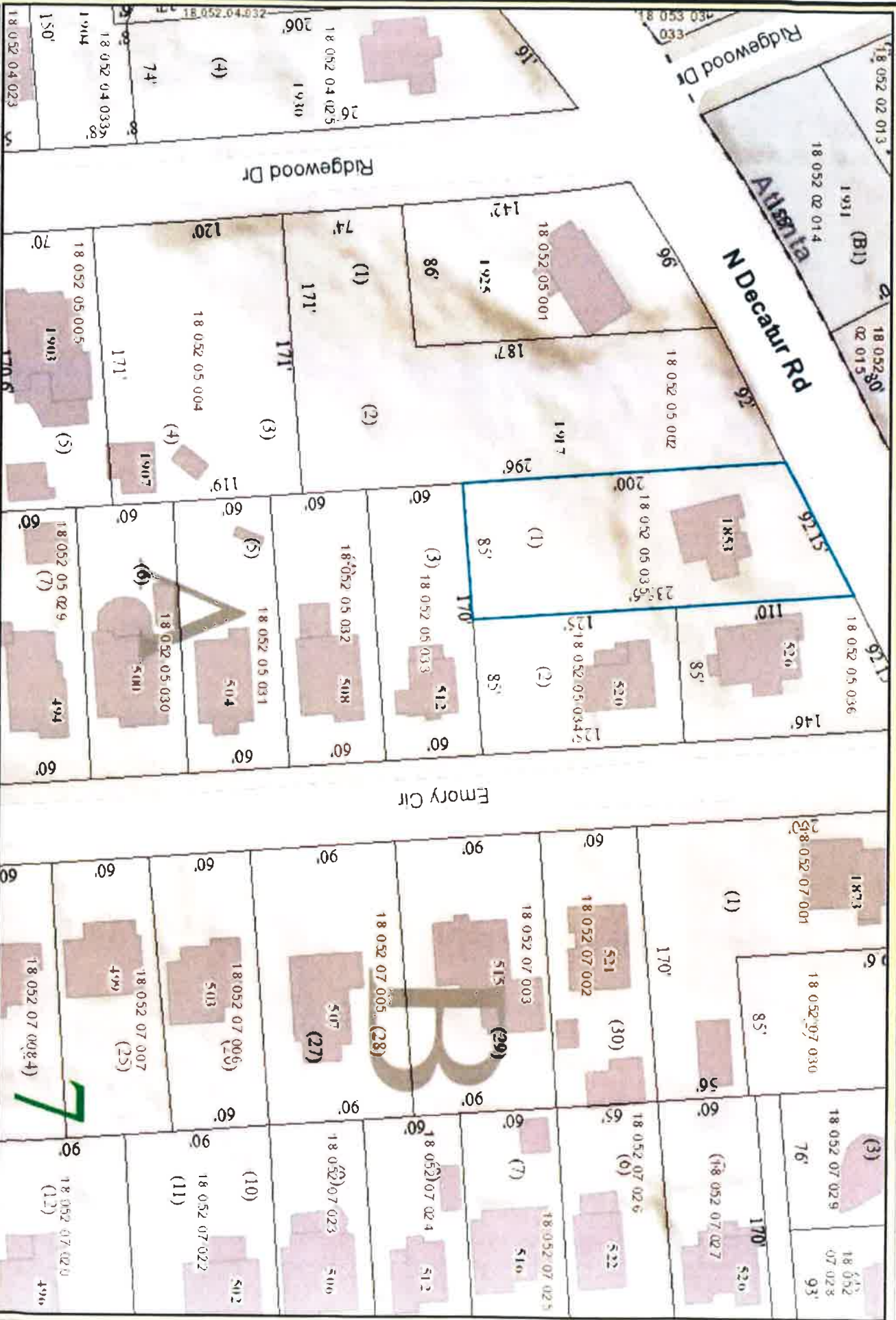
Dekalb County Parcel Map



Date Printed: 1/26/2023



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Dekalb County Parcel Map



Date Printed: 8/29/2022



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TAX RECORDS



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[Map Search](#)

Profile	PARID: 18 052 05 035 Tax Dist: 04-UNINCORPORATED SINGLE TERRY DARELL JOHNSON	1853 DECATUR RD NE N
Value History	Residential Structure	
Appeals History	Building #	1
Appeal by Year	Land Class	R3 - RESIDENTIAL LOT
Current Values	Stories	1.5
Commercial	Construction	1 - FRAME
Detached Improvements	Style	15 - TRADITIONAL
Land	Living Area	1,893
Map	Quality Grade	025
Pictometry	Condition	AV
Permits	Year Built	1941
Photos	Remodeled Year	
Residential Structure	Effective Year	
Sales	Bedrooms	5
Sketch	Full Baths	3
Exemptions	Half Baths	0
	Total Fixtures	13
	Fireplaces	1
	AC	4 - CENTRAL WITH A/C
	Basement	1 - SEE ADDITIONS
	Unfinished Area	
	Finished Basement Living Area	
	Functional Obsolescence	
	Economic Obsolescence	90
	% Complete	100

1 of 1

- Actions
- Printable Summary
 - Printable Version

Additions

Addition Number	Description	Area
0	---	854
1	BSMT UNDER DWELLING--	854
3	-COMP ATTIC FIN-	634
4	-OVERHANG-	8
5	-ADD FRAME FULL STORY AFO/AFT--	142
6	FINISH BASEMENT--	750
7	-FULL STORY FRAME--	255
8	PATIO--	72
9	FINISH BASEMENT--	255
10	PATIO--	102
11	-OPEN PORCH--	12



- 96:FINISH BASEMENT

255

Printed on Monday, August 29, 2022, at 10:45:44 AM EST

2018	Assessment Notice	1	\$359,400
2019	Assessment Notice	1	\$429,200
2020	Appeal to Board of Assessors	1	\$402,900
2020	Assessment Notice	1	\$434,800
2021	Assessment Notice	1	\$402,900
2022	Assessment Notice	1	\$402,900

Notices

Tax Year	Hearing Type	Subkey	Notice Type	Mail Date
2013	Board of Equalization	1	BOE Decision Form	09/17/2013
2013	Board of Equalization	1	BOE Appointment Letter	08/26/2013
2013	Appeal to Board of Assessors	1	Appeal No Changes - Real Estate	08/22/2013
2013	Appeal to Board of Assessors	1	Res Review Form	07/11/2013
2015	Appeal to Board of Assessors	1	30 Day Letter	09/09/2015
2015	Appeal to Board of Assessors	1	Appeal Value Changes- Real Estate	09/03/2015
2015	Appeal to Board of Assessors	1	Res Review Form	07/20/2015
2020	Appeal to Board of Assessors	1	306C	08/04/2020
2020	Appeal to Board of Assessors	1	Appeal Value Changes- Real Estate	07/30/2020
2020	Appeal to Board of Assessors	1	Res Review Form	07/03/2020
2022	Assessment Notice	1	Res Review Form	05/27/2022

Detached Improvements

Card #	Description	Year Built	Grade	Width	Length	Area
1	CPA : ALUM/F'GLS CP	1983	C	20	22	440

Land

Land Type	G - SITE
Land Code	2 - SITE VALUE
Square Feet	0
Calculated Acres	0
Deeded Acres	.4
Parcel ID	18 052 05 035
Address	1853 N DECATUR RD NE
Unit	
City	ATLANTA
Zip Code	30307-
Neighborhood	0931
Class	R3 - RESIDENTIAL LOT
Land Use Code	101-Residential 1 family
Super NBHD	
Zoning	R75 - SF RES DIST

Residential Structure

Building #	1
Land Class	R3 - RESIDENTIAL LOT
Stories	1.5
Construction	1 - FRAME
Style	15 - TRADITIONAL
Living Area	1,893
Quality Grade	025
Condition	AV

Year Built	1941
Remodeled Year	
Effective Year	
Bedrooms	5
Full Baths	3
Half Baths	0
Total Fixtures	13
Fireplaces	1
AC	4 - CENTRAL WITH A/C
Basement	1 - SEE ADDITIONS
Unfinished Area	
Finished Basement Living Area	
Functional Obsolescence	
Economic Obsolescence	90
% Complete	100

Additions

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6	FINISH BASEMENT---	750
7	-FULL STORY FRAME--	255
8	PATIO---	72
9	FINISH BASEMENT---	255
10	PATIO---	102
11	-OPEN PORCH--	12

Sales

Sale Date	Price	Tran Code	Grantor	Grantee	Instrument	Book / Page
06/16/2022	0	4 - Affiliated/Related Parties	SINGLETERRY JR DARELL	SINGLETERRY DARELL JOHNSON	LW - LIMITEDWARRANTY DEED	30407 / 00638
01/25/2018	407,500	0 - Valid Sale FMV	HOOMAN YASAMIN	SINGLETERRY DARELL JR	LW - LIMITEDWARRANTY DEED	26721 / 00358
05/18/2015	0	HA - Sales from Bank - Appeal Value	HAYDEN PATRICK LANCE	HAYDEN PATRICK LANCE	WD - WARRANTY DEED	24963 / 00105
05/18/2015	200,000	HA - Sales from Bank - Appeal Value	GEORGIA OWN CREDIT UNION	HAYDEN PATRICK LANCE	LW - LIMITEDWARRANTY DEED	24963 / 00087
01/06/2015	0	F - Foreclosure or Bankruptcy	DENNARD MICHAEL E	GEORGIAS OWEN CREDIT UNION	DP - DEED UNDER POWER	24742 / 00723
02/28/1991	135,000	0 - Valid Sale FMV	LOWENDICK H DURANCE	DENNARD MICHAEL E	WD - WARRANTY DEED	06899 / 00634
12/01/1987	135,000	0 - Valid Sale FMV	LOWENDICK CAROLYN K	LOWENDICK H DURANCE	WD - WARRANTY DEED	06020 / 00186
05/12/1987	0	5 - Old Code No Longer Used	KENNEDY LILA A	LOWENDICK CAROLYN K	EX - EXECUTORS DEED	05842 / 00310
06/02/1978	0	0 - Valid Sale FMV			AD - ADMINISTRATORS DEED	03813 / 00436

Sale Details

Sale Date	06/16/2022
Price	\$0
Deed Book	30407
Deed Page	00638
Plat Book	
Plat Page	100 1 DOG
Buyer 1	SINGLETERRY DARELL JOHNSON
Buyer 2	SINGLETERRY NAOMI JOHNSON
Seller 1	SINGLETERRY JR DARELL
Seller 2	JOHNSON NAOMI S



Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

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Parcel ID	18 052 05 001
Pin Number	0910180
Property Address	1925 RIDGEWOOD DR NE
Property Type	Real Estate
Tax District	04 - UNINCORPORATED
Jan. 1 st Owner	Last Name, First Name HARTLEY RANDALL
Co-Owner	
Current Owner	HARTLEY RANDALL
Co-Owner	
Owner Address	1925 RIDGEWOOD DR NE ATLANTA GA 30307-1160
Care of Information	
** CHANGE MAILING ADDRESS **	
Exemption Type	H1F - BASIC EXEMPTION WITH FREEZE
Tax Exempt Amount	\$7,578.14
Exemption Type	
Value Exemption Amount	\$0.00
Deed Type	WARRANTY DEED
Deed Book/Page	26432 / 00211
Plat Book/Page	/ 10 0
NBHD Code	0931
Zoning Type	R75 - SF RES DIST
Improvement Type	15-TRADITIONAL
Year Built	2017
Condition Code	AVERAGE
Quality Grade	VERY GOOD
Air Conditioning	YES
Fireplaces	1
Stories	1.7
Square Footage	4,237 Sq. Ft.
Basement Area	1,764 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	4
Bathrooms	4.5
Last Deed Date	8/11/2017
Last Deed Amount	\$995,000.00
Click here to view property map	

Taxable Year	2022
Millage Rate	0.04389
1 st Installment Amount	\$7,169.66
2 nd Installment Amount	\$6,829.38
DeKalb County Taxes Billed	\$13,999.04
DeKalb County Taxes Paid	\$0.00
DeKalb County Taxes Due	\$13,999.04
Total Taxes Billed	\$13,999.04
Total Taxes Paid	(\$0.00)
Total Taxes Due	\$13,999.04

[Tax Bill Details](#)

-- Choose a Tax Year -- ▾

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CURRENT YEAR PAYMENTS

DeKalb County Tax
 Commissioner
 Collections Division
 PO Box 117545
 Atlanta, GA 30368-7545

PRIOR YEAR PAYMENTS

DeKalb County Tax
 Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax

*** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax

<u>TaxYear</u>	<u>Total Owed</u>	<u>Total Paid</u>	<u>Total Due</u>	<u>Adjusted Bill Due Date</u>
2022	\$13,999.04	\$0.00	\$13,999.04	
2021	\$13,999.18	\$13,999.18	\$0.00	
2020	\$13,666.66	\$13,666.66	\$0.00	
2019	\$14,516.20	\$14,516.20	\$0.00	
2018	\$12,667.78	\$12,667.78	\$0.00	
2017	\$11,396.45	\$11,396.45	\$0.00	
2016	\$6,535.52	\$6,535.52	\$0.00	
2015	\$6,104.46	\$6,104.46	\$0.00	

[Tax Sale File Number](#)

FiFa-GED Book/Page

Levy Date

[Sale Date](#)

[Delinquent Amount Due](#)

Additional Property Information

Taxable Year	2022
<u>Land Value</u>	\$220,000
<u>Building Value</u>	\$963,500
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$1,183,500
<u>40% Taxable Assessment</u>	\$473,400

Information as of 10/28/2022
For additional information on the data above,
contact the Property Appraisal Department at 404-371-
2471



Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Attention:

Our records indicate that a mortgage company or tax service is scheduled to pay the taxes for 2022. Would you like to continue with this payment?



[Sign up to receive future tax bills by email.](#)
[Click here for the request form](#)

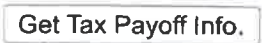


Parcel ID	18 052 05 002
Pin Number	0910198
Property Address	1917 RIDGEWOOD DR
Property Type	Real Estate
Tax District	04 - UNINCORPORATED
Last Name, First Name	
Jan. 1 st Owner	ZYGLIS MICHELLE
Co-Owner	ZYGLIS JASON
Current Owner	ZYGLIS MICHELLE
Co-Owner	ZYGLIS JASON
Owner Address	1917 RIDGEWOOD DR ATLANTA GA 30307
Care of Information	
** CHANGE MAILING ADDRESS **	
Exemption Type	H1F - BASIC EXEMPTION WITH FREEZE
Tax Exempt Amount	\$5,293.89
Exemption Type	
Value Exemption Amount	\$0.00
Deed Type	LIMITEDWARRANTY DEED
Deed Book/Page	26469 / 00417
Plat Book/Page	/ 100 1
NBHD Code	0931
Zoning Type	R75 - SF RES DIST
Improvement Type	15-TRADITIONAL
Year Built	2017
Condition Code	AVERAGE
Quality Grade	VERY GOOD
Air Conditioning	YES
Fireplaces	1
Stories	2
Square Footage	3,938 Sq. Ft.
Basement Area	1,842 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	4
Bathrooms	4.5

Taxable Year	2022
Millage Rate	0.04389
2nd Installment Amount	\$7,375.03
DeKalb County Taxes Billed	\$14,750.06
DeKalb County Taxes Paid	\$7,375.03
DeKalb County Taxes Due	\$7,375.03
Total Taxes Billed	\$14,750.06
Total Taxes Paid	\$7,375.03
Total Taxes Due	\$7,375.03
DeKalb County Taxes	
First Payment Date	9/17/2022
First Payment Amount	\$7,375.03
Last Payment Date	9/17/2022
Last Payment Amount	\$7,375.03



-- Choose a Tax Year -- ▾



CURRENT YEAR PAYMENTS

DeKalb County Tax Commissioner
 Collections Division
 PO Box 117545
 Atlanta, GA 30368-7545

PRIOR YEAR PAYMENTS

DeKalb County Tax Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax	TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
	2022	\$14,750.06	\$7,375.03	\$7,375.03	
	2021	\$14,091.96	\$14,091.96	\$0.00	
	2020	\$14,102.30	\$14,102.30	\$0.00	
	2019	\$13,936.60	\$13,936.60	\$0.00	
	2018	\$13,242.04	\$13,242.04	\$0.00	
	2017	\$11,100.62	\$11,100.62	\$0.00	
	2016	\$1,983.81	\$1,983.81	\$0.00	
	2015	\$1,952.30	\$1,952.30	\$0.00	

[Tax Sale File Number](#)

[FiFa-GED Book/Page](#)

[Levy Date](#)

[Sale Date](#)

[Delinquent Amount Due](#)

Last Deed Date 8/31/2017
Last Deed Amount \$999,000.00

[Click here to view property map](#)

[Additional Property Information](#)

[Property Value & Billing Assessment](#)

<u>Taxable Year</u>	2022
<u>Land Value</u>	\$220,000
<u>Building Value</u>	\$902,700
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$1,122,700
<u>40% Taxable Assessment</u>	\$449,080

Information as of 10/28/2022

For additional information on the data above,
contact the Property Appraisal Department at 404-371-
2471



Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



[Sign up to receive future tax bills by email.](#)
[Click here for the request form](#)

Parcel ID 18 052 05 036
Pin Number 0910457
Property Address [526 EMORY CIR NE](#)
 Property Type Real Estate
 Tax District 04 - UNINCORPORATED

Jan. 1st Owner Last Name, First Name
 Co-Owner NELSON RENEE V
 Current Owner NELSON RENEE V
 Co-Owner

Owner Address 90 FAIRLIE ST NW 902
 ATLANTA GA 30303
Care of Information

** CHANGE MAILING ADDRESS **

Exemption Type H1F - BASIC
 EXEMPTION WITH
 FREEZE
Tax Exempt Amount \$4,905.02

Exemption Type
 Value Exemption Amount \$0.00

Deed Type QUIT CLAIM DEED
Deed Book/Page 26894 / 00775
Plat Book/Page 0 / 0

NBHD Code 0931
Zoning Type R75 - SF RES DIST
Improvement Type 15-TRADITIONAL
Year Built 1925
Condition Code VERY GOOD
Quality Grade GOOD
Air Conditioning YES
Fireplaces 0
Stories 2
Square Footage 2,674 Sq. Ft.
Basement Area 1,260 Sq. Ft.
% Bsmt Finished 0 Sq. Ft.
Bedrooms 4
Bathrooms 3
Last Deed Date 3/17/2018
Last Deed Amount \$0.00

Taxable Year 2022
Millage Rate 0.04389
2nd Installment Amount \$4,284.66
DeKalb County Taxes Billed \$8,569.32
DeKalb County Taxes Paid \$4,284.66
DeKalb County Taxes Due \$4,284.66

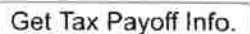
Total Taxes Billed \$8,569.32
Total Taxes Paid \$4,284.66
Total Taxes Due \$4,284.66

DeKalb County Taxes

First Payment Date 9/17/2022
First Payment Amount \$4,284.66
Last Payment Date 9/17/2022
Last Payment Amount \$4,284.66



-- Choose a Tax Year -- ▾



CURRENT YEAR PAYMENTS

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PRIOR YEAR PAYMENTS

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 Commissioner
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 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed
 due to batch processing***

DeKalb County Tax				<u>Adjusted Bill</u>
<u>TaxYear</u>	<u>Total Owed</u>	<u>Total Paid</u>	<u>Total Due</u>	<u>Due Date</u>
2022	\$8,569.32	\$4,284.66	\$4,284.66	
2021	\$8,569.48	\$8,569.48	\$0.00	
2020	\$7,396.88	\$7,396.88	\$0.00	
2019	\$7,336.56	\$7,336.56	\$0.00	
2018	\$7,331.08	\$7,331.08	\$0.00	
2017	\$6,920.50	\$6,920.50	\$0.00	
2016	\$6,791.94	\$6,791.94	\$0.00	
2015	\$6,991.36	\$6,991.36	\$0.00	

Tax Sale File Number
Fifa-GED Book/Page
Levy Date
Sale Date
Delinquent Amount Due

[Click here to view property map](#)

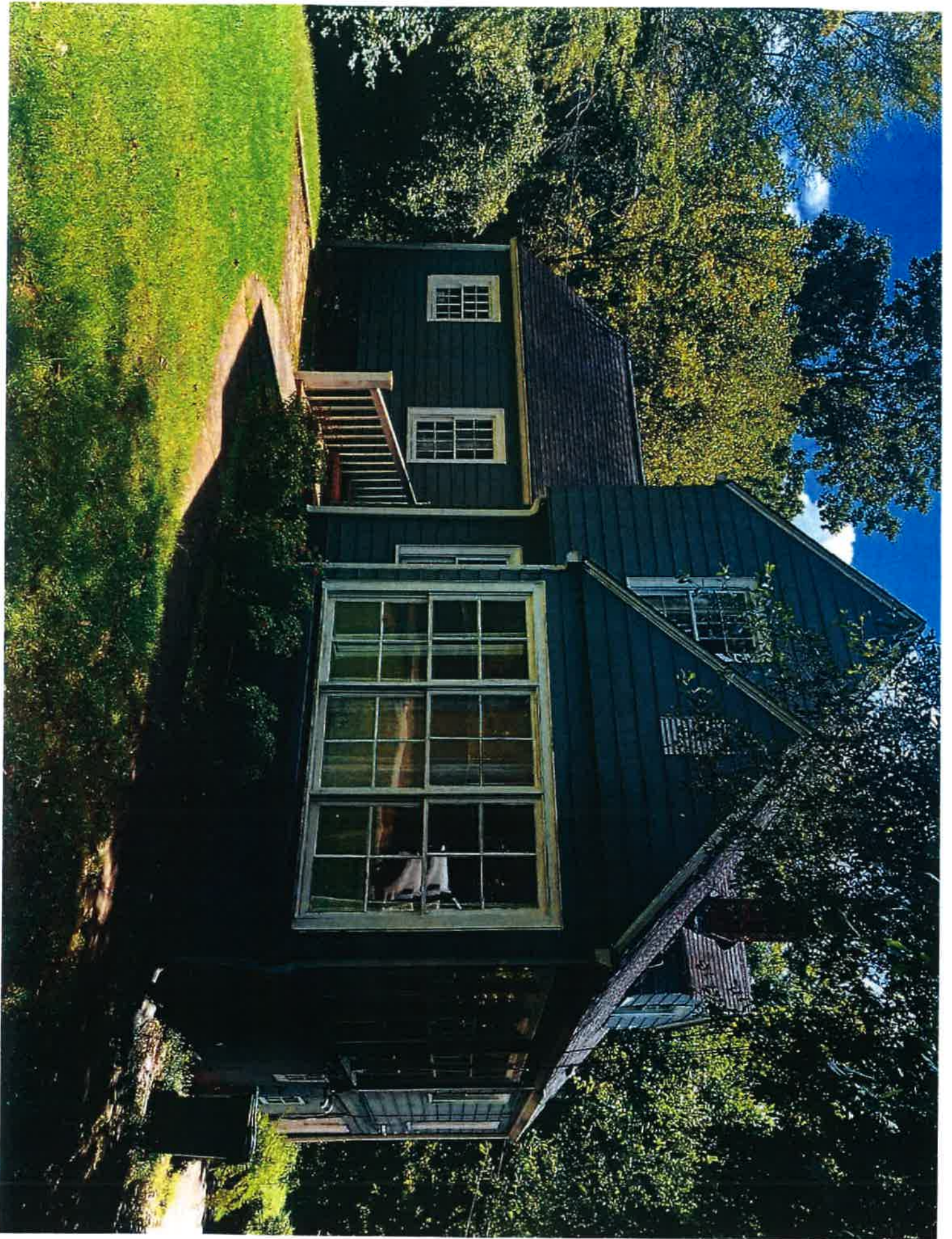
Additional Property Information

<u>Taxable Year</u>	2022
<u>Land Value</u>	\$119,328
<u>Building Value</u>	\$626,473
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$745,800
<u>40% Taxable Assessment</u>	\$298,320

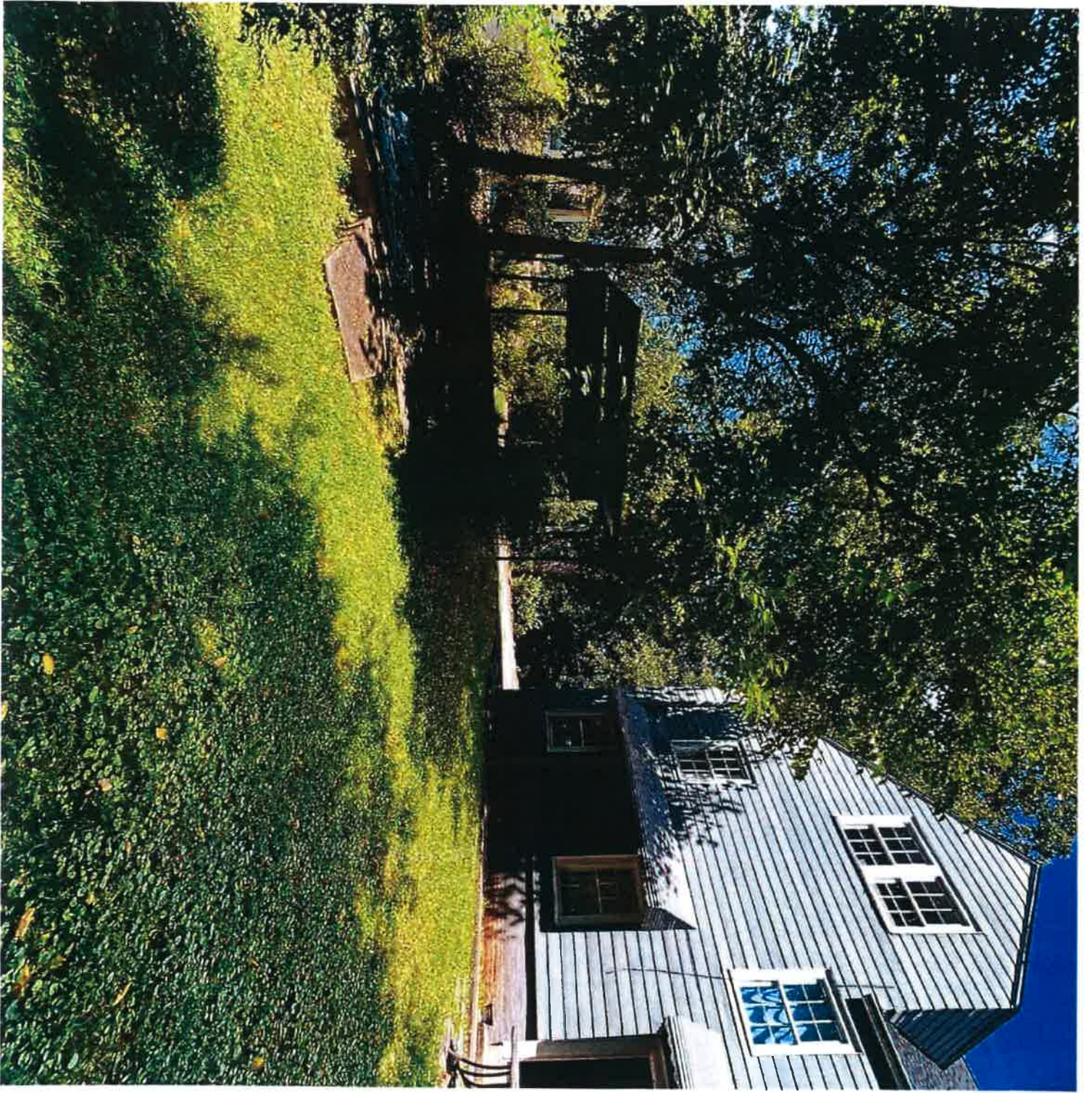
Information as of 10/28/2022

For additional information on the data above,
contact the Property Appraisal Department at 404-371-
2471

SUBJECT PROPERTY-1853 NORTH DECATUR ROAD











526 EMORY CIRCLE

526 Emory circle



© All EagleView Technology Corporation

01/26/2022

ACROSS ROAD FROM SUBJECT PROPERTY ON NORTH DECATUR ROAD





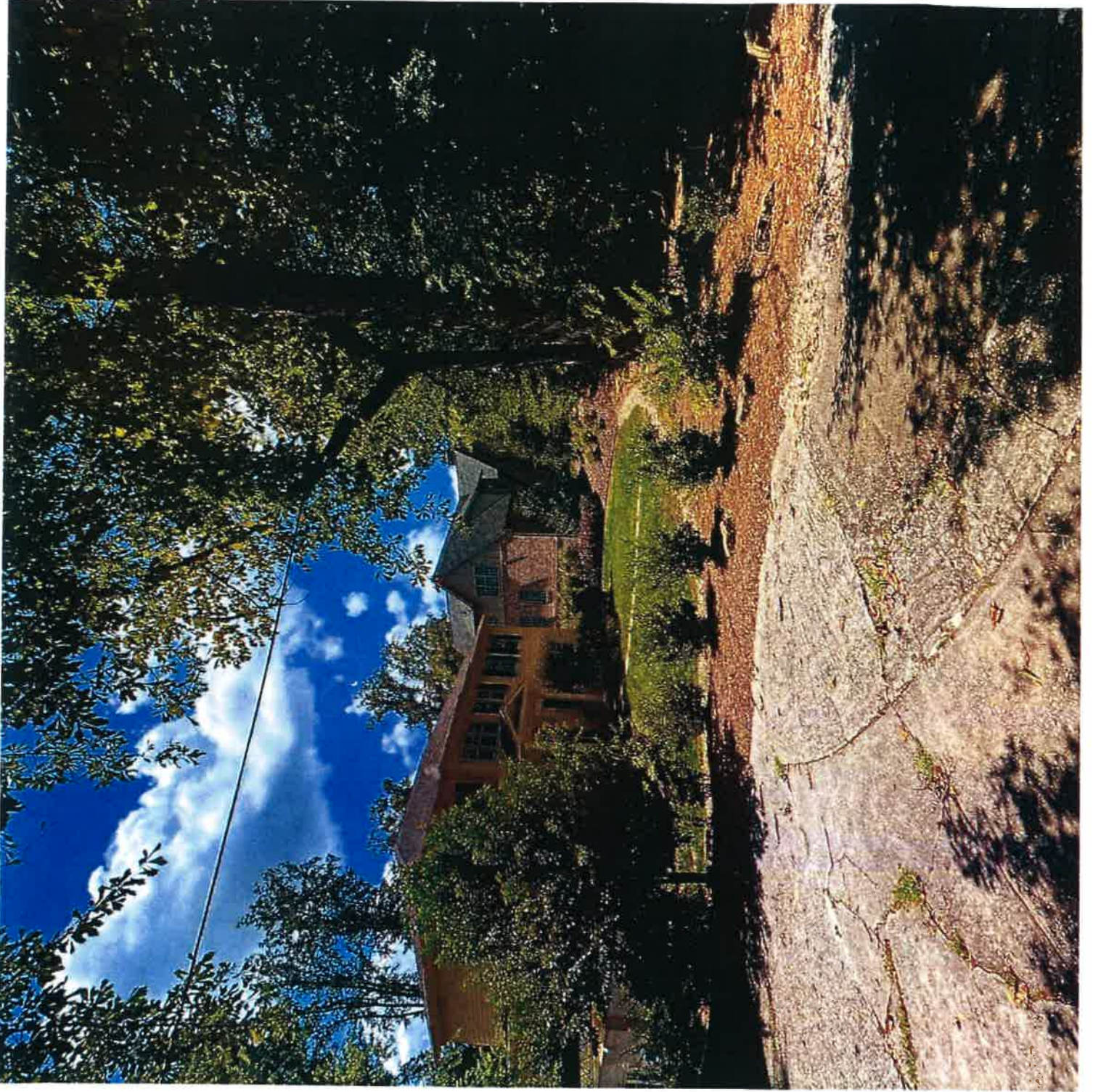
1873 NORTH DECATUR ROAD



VEGETATION BETWEEN SUBJECT PROPERTY AND 526 EMORY CIRCLE



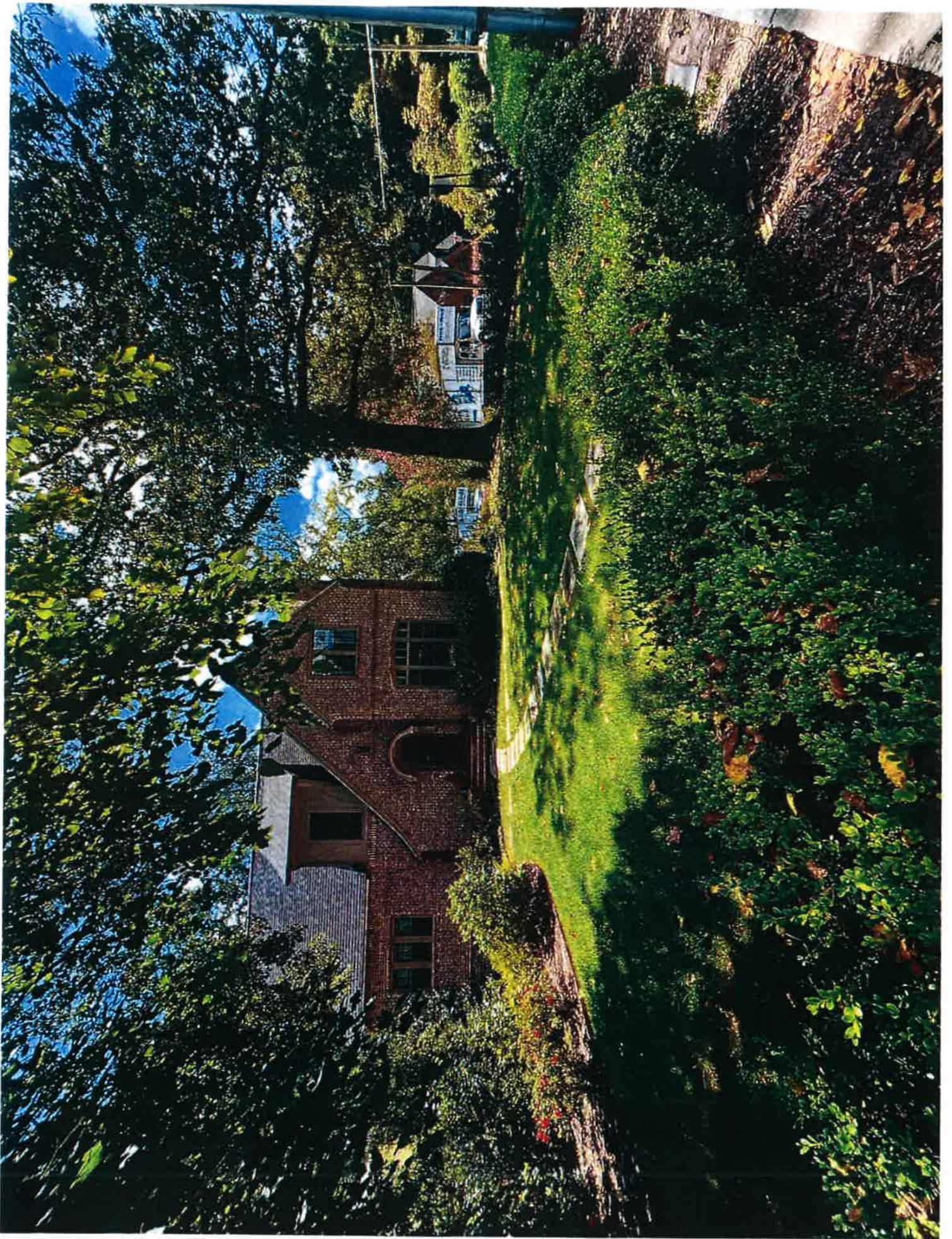
**VIEW FROM SIDE YARD OF SUBJECT PROPERTY TOWARDS 1917 AND 1925
RIDGEWOOD ROAD**



**VIEW OF FRONTAGE ALONG NORTH DECATUR ROAD FROM 1925 RIDGEWOOD
ROAD TOWARDS SUBJECT PROPERTY**



1925 RIDGEWOOD ROAD



CONTRIBUTING PROPERTIES MAP

University Park-Emory Highlands-Emory Estates Historic District
Decatur vicinity, DeKalb County, Georgia


Sketch Map

Scale: 1" = 250'

National Register Boundary

Contributing Property = C

Noncontributing Property = X

Photographs/Direction of view = 

Street Addresses underlined

North



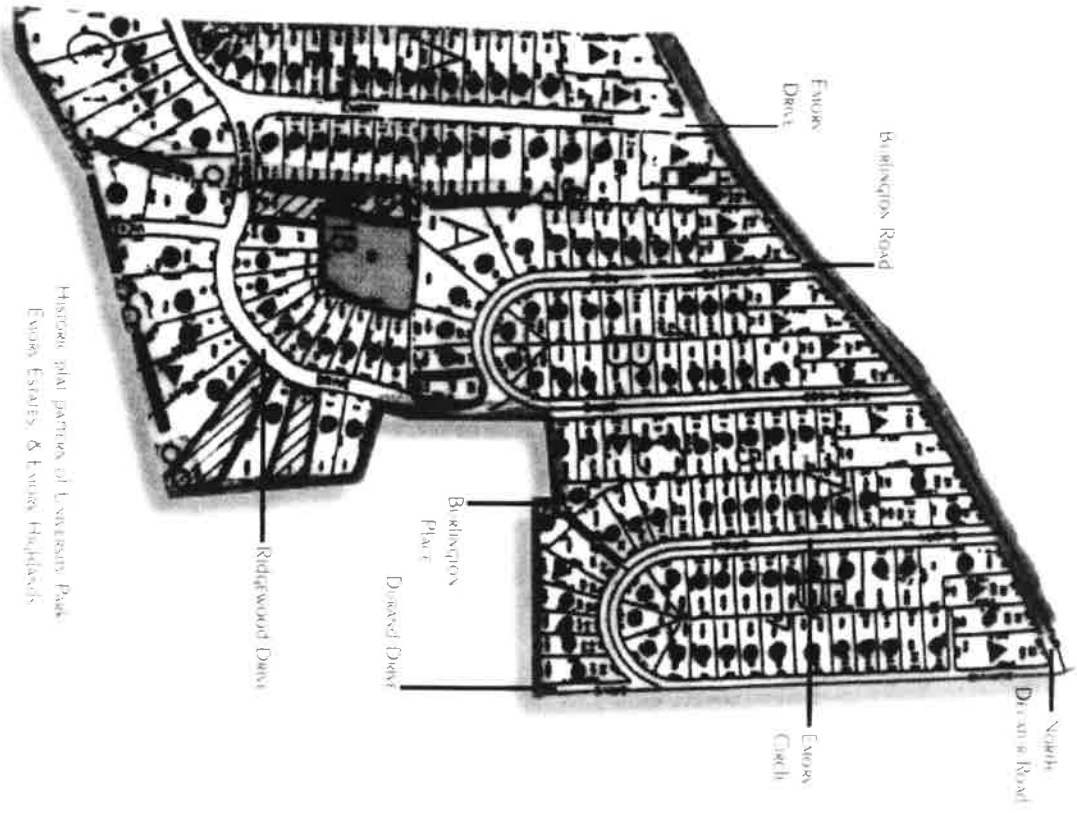
CHARACTER AREA GUIDELINES AND ANALYSIS

13.0 UNIVERSITY PARK / EMORY HIGHLANDS / EMORY ESTATES CHARACTER AREA

The University Park, Emory Highlands, and Emory Estates subdivisions are located on the south side of North Decatur Road and east of Emory University in the northeast quadrant of the local historic district. The area consists of three sections: (1) University Park along Emory and Ridgewood Drives, (2) Emory Highlands along Burlington Road and Ridgewood Drive, and (3) Emory Estates along Emory Circle and Durand Drive. A National Register nomination request for these neighborhoods is currently pending.

These neighborhoods were planned and developed during the late 1910s and 1920s and reflected the growing need for affordable suburban housing easily accessible by the automobile. While adjacent to the large Druid Hills suburb, these subdivisions were placed on small parcels of land. All of these factors resulted in a dense development pattern with streets placed closely together, small lots, and little open space, a much different situation from that in neighboring Druid Hills. The land was sold to the Druid Hills Company in 1916 but was then sold again to another developer, W. D. Thompson. The area was planned and laid out in three phases—University Park in 1916, Emory Highlands in 1923, and Emory Estates in 1925. O. F. Kauffman was responsible for the layout of both University Park and Emory Highlands; C. A. Nash was responsible for the layout of Emory Estates. This is the only neighborhood within the local district known to be associated with this civil engineer. Emory Highlands and Emory Estates were probably developed by the same developer, Augustine Sams.

The area is characterized by U-shaped streets, hilly terrain, uniform building setbacks, sidewalks, and a variety of landscaping. Overall, the development is small-scale with small lots and front yards and modestly-sized houses. The architecture of these neighborhoods reflects, at a modest scale, the early-twentieth-century movement toward revival styles such as English Vernacular Revival, Colonial Revival, and Dutch Colonial Revival as well as the modernistic movement of the Craftsman style. Many of the houses have driveways and garages for the increasingly popular automobiles of the early-twentieth century. The houses were constructed from the 1920s into the 1940s.



Historic plan portions of University Park, Emory Estates, & Emory Highlands

CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

Front Setback

- ☞ 25' - 35' range; setbacks in Emory Estates somewhat higher - in 30' - 50' range

Side Setback

- ☞ 10' - 20' range

Typical Lot Size

- ☞ 50' - 70' x 150' - 200'; with a few oversized exceptions at curves and in areas of severe topography; 2 acres - 3 acres

Typical Building Size

- ☞ 1,300 - 2,300 square foot range; majority in the 1,800+ square foot range

Streetscape

- ☞ streetscape cross section illustrates the typical patterns and dimensions: asphalt street, granite curb, planting space, sidewalk, front yard
- ☞ sidewalks on both sides of street throughout - 4' in width
- ☞ planting space ranges from 6' - 8'; Emory Drive within University Park is 6' wide and contains large hardwoods; combination of large and small trees used in 8' wide space on Ridgewood Drive within Emory Highlands; small trees predominant on Durand Drive within Emory Estates

Other

- ☞ drives and parking - lots typically contain paved access drive; parking within residential lots as well as on-street; street widths range from 20' - 24' providing limited space for on-street parking



Typical streetscape

located in

Emory Estates

illustrates street

topography

typical

street widths

range

from 20' - 24'

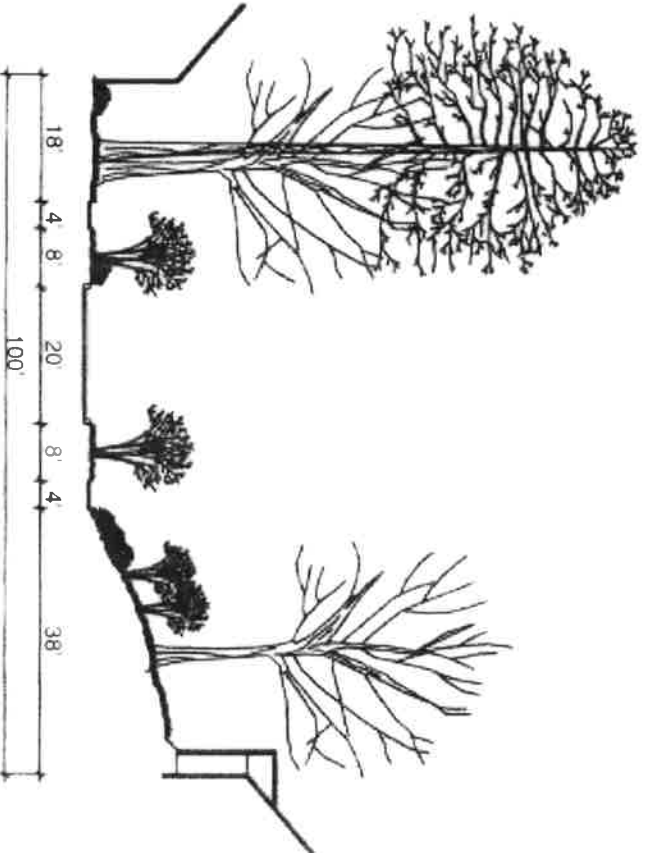
providing

limited space

for on-

street parking

- ☞ traffic islands within character area; one at intersection of Durand Drive and Emory Circle contains small tree; other island at intersection of Ridgewood Drive, Burlington Road, and Durand Mill Drive has concrete surface
- ☞ front yard spaces - Severe terrain, particularly in the Emory Estates and Emory Highlands neighborhoods, results in residential structures elevated above the roadways. Front yard spaces in such situations are too steep for the maintenance of a lawn. For that reason, ground cover vegetation is predominant



Durand Drive
Emory Estates

Building Characteristics:

Scale

- 1-1 1/2 story

(good example of English Vernacular Revival style)

Type

- single-family detached dwellings

Style

- primarily English Vernacular Revival and Colonial Revival; Craftsman also represented especially in University Park area



Material

- primarily brick veneer exterior; limited weatherboard siding and asbestos; weatherboard most common in University Park; granite used as accent material around entrances and porches and in chimneys

Roof Form

- predominant side gable main roof with cross hips and gables; English Vernacular Revival examples display steeply pitched front-facing gables

Roof Pitch

- moderate pitches main side gable; steeply-pitched projecting bays

Massing

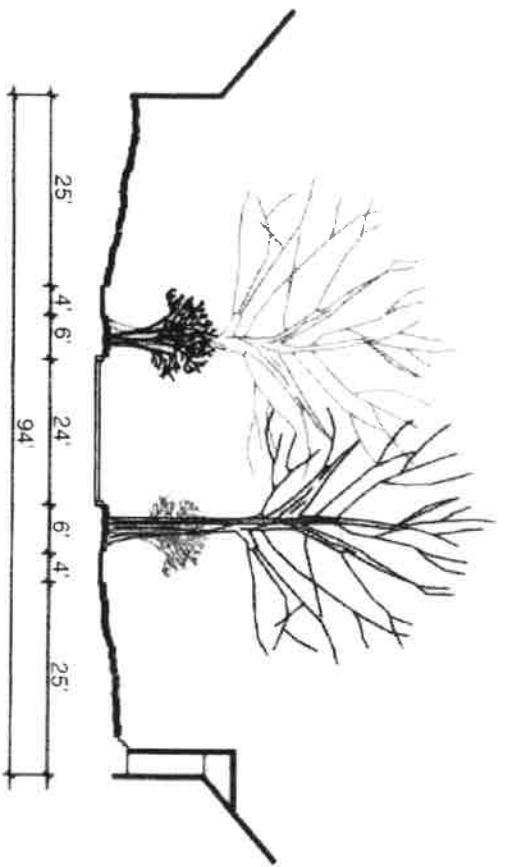
- asymmetrical front facade with multiple building elements such as projecting gables and entrances, dormers, chimneys, and variety of window arrangements; some Colonial Revival examples with symmetrical facades

Directional Emphasis

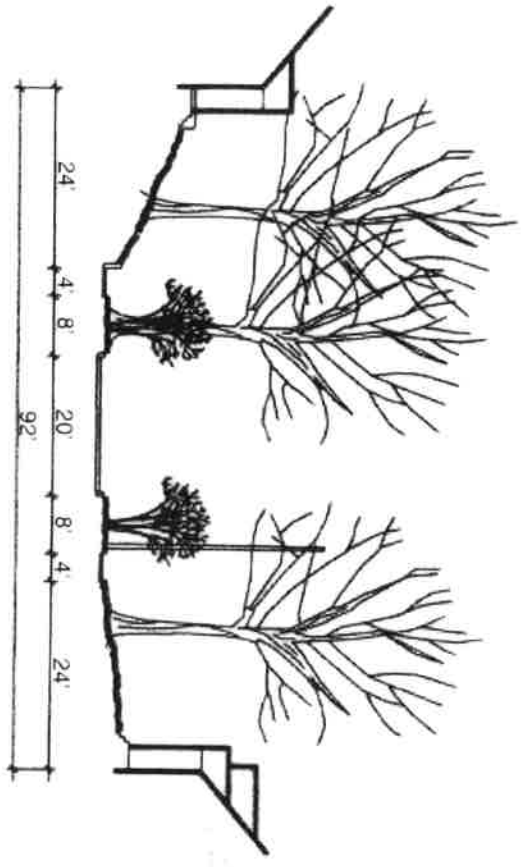
- main block of building - horizontal
- front-facing gables - vertical

(street view illustrating emphasis)

- front-facing gables in English Vernacular Revival examples; these front-facing gables have a vertical emphasis



Emory Drive
University Park



Ridgewood Drive
Emory Highlands

Details

- ☞ foundations - water table with solid brick foundations; isolated granite foundations, primarily in Emory Highlands
- ☞ chimneys - Chimney placement varies; ridge-line, interior roof slope and front exterior all common
- ☞ porches - small front corner porches characteristic of the area
- ☞ entrances - frequently accented w/ decorative surrounds such as granite/fieldstone detailing, sidelights, other wood trim
- ☞ windows - double-hung sash, 6/6 and 6/1, most common but other treatments well-represented such as other sash combinations with decorative glazing patterns/multi-paned; casement also present throughout

INTRUSIONS:

Porch Infill

- ☞ Inappropriate porch enclosures detract from overall integrity of area.



Some of the porch enclosures that have been built without regard for prevailing scale, setback, and materials.

New Construction

- ☞ New properties have been built without regard for prevailing scale, setback, and materials.



New construction that does not conform to prevailing setback, massing, porches, and materials.

Traffic Islands

- ☞ Traffic island at Ridgewood Burlington and Durand Mill has been surfaced with concrete; this is not the historic treatment.

Adjoining Development

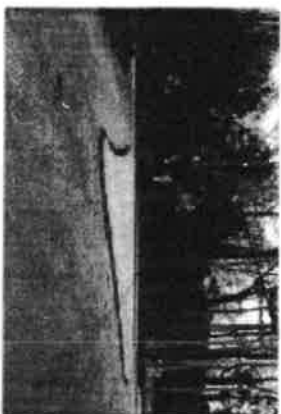
- ☞ Emory University's continued high rise expansion and development has had an adverse effect on the historic resources and the district's visual integrity.

On-Street Parking

- ☞ Emory also appears to be having an adverse effect on the area created by extensive on street parking.

Guideline - New construction should be compatible with the predominant architectural styles of the area, English Vernacular Revival and Colonial Revival, and should reference important building elements of these styles such as the projecting gables, prominent chimneys, and small-side porches of English Vernacular and the accented entrances of both styles.

Guideline - Traffic islands should be maintained as landscaped features and should not be paved.



Concrete traffic island at intersection of Ridgewood Drive, Burlington Road, and Durand Mill Drive. Paved and does not add aesthetic value.

HOME CONSTRUCTION ESTIMATE/COST
FOR REHABILITATION REPORT

1-23-23



P.O. BOX 335 LOCUST GROVE, GA 30248 · HOMESIDECONSTRUCTION@GMAIL.COM

PROJECT SCOPE & ESTIMATE

Location: 1853 N. Decatur Road Atlanta, GA 30307

Scope: Replace non-conforming foundation system and over spanned floor system at the 1st and 2nd floors in order to stabilize the existing structure such that it can bear the additional loads from additions desired by homeowners. Construct additional space of approximately 3000 to 5000 square feet to meet homeowners current and future living needs. I have reviewed the attached Harrington Report and based upon the report the following work needs to be done in order to rehabilitate the existing structure to make it stable enough to bear the additional loads from a planned renovation expanding the living space more than 50% (to about 5000 to 7000 square feet total space) per the recommendations contained in Alternative #2 and these alterations would be required before any addition to the house could be safely made.

- Erosion control site management.
- Excavation of area necessary to access existing foundation to replace exterior walls, footings, deteriorated and compromised concrete floors. Installation of steel beams under framed house during excavation. Removal of driveway and walkways are needed to access these areas. Extracted dirt to be stored offsite and returned once walls have been replaced. **
- Additional footings and piers to secure shoring of the existing frame walls and floor system.
- Remove and re-route mechanical systems to allow for new joist additions.
- Waterproof and add new drain system, backfill foundation walls, landscape all disturbed areas back to pre-construction conditions.
- Paint renovated areas to match existing structure.



P.O. BOX 335 LOCUST GROVE, GA 30248 · HOMESIDECONSTRUCTION@GMAIL.COM

- Deeper and/or additional joist to be added to safely span to the original supports so that the temporary shoring can be removed and to ensure continuous load transfer from upper floors and roof to the foundation.
- Estimate is subject to change upon hidden or concealed conditions and consequential damage to interior from construction activity and shifting of walls and foundation during excavation.

****Estimate does not include hiring of experts for the foundation work. We will need to work with soil scientist and other experts to make sure excavation being performed properly and dirt properly compacted around newly poured foundation. I estimate those costs to be no less than \$25,000.00.**

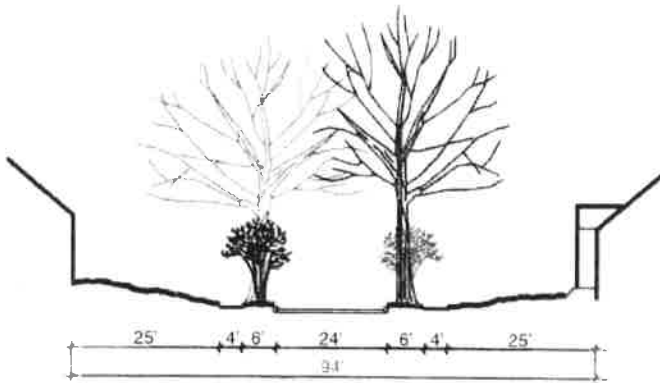
Projected cost of addition between 3000 and 5000 square feet at the rate of \$225 per square foot, \$675,000 – \$1,125,000. Due to the additional required space being more than 50% of the aggregate area of the building, this will require compliance of existing electrical and mechanical systems with current International Residential Codes.

Total Estimate for rehabilitation: \$267,220.00**

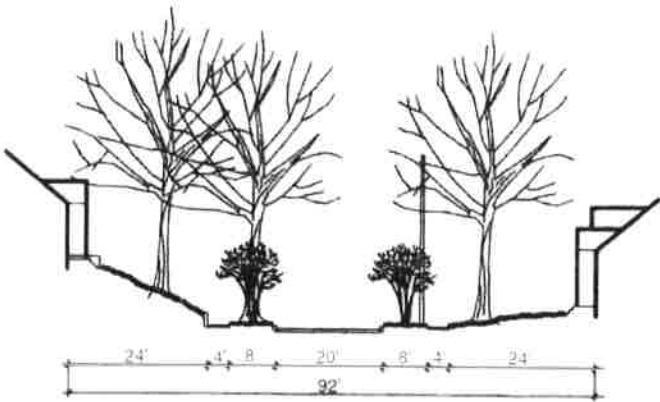
Total Estimate for rehabilitation + additional desired space \$942,220-\$1,392,220

Even though I provide this estimate for rehabilitation of the existing residence, please note that as a professional builder I do NOT recommend this route for the Singleterry's due to the massive expense involved, the possible technical infeasibility of adding on to the rehabilitated structure, and the unknown contingencies that may be encountered in attempting to shore up the unstable foundation of this home.

Dennis Brown, CEO



Emory Drive
University Park



Ridgewood Drive
Emory Highlands

Building Characteristics:

Scale

- ix 1.5-2 story

Type

- ix single-family detached dwellings

Style

- ix primarily English Vernacular, Revival and Colonial Revival, Craftsman also represented, especially in Lowercase Park area



Material

- ix primarily brick veneer exterior; limited weatherboard siding and asbestos weatherboard most common in University Park; granite used as accent material around entrances and porches and in chimneys

Roof Form

- ix predominant side-gable main roof with cross hips and gables; English Vernacular Revival examples display steeply-pitched projecting gables

Roof Pitch

- ix moderate pitches; main side-gable, steeply-pitched projecting bays

Massing

- ix asymmetrical front facade with multiple building elements such as projecting gables and entrances, dormers, chimneys, and variety of window arrangements; some Colonial Revival examples with symmetrical facades

Directional Emphasis

- ix main block of building often front-facing gables
- ix front-facing gables in English Vernacular Revival examples; these buildings often have a front porch



RECORDS OF PRIOR SIMILAR DEMOLITION REQUESTS



The Honorable Burnell
Elliott
Chief Executive Officer
March 8, 2012

**DeKalb County Government
Historic Preservation Commission**

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)



CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS: 1097 Dan Johnson RD
Atlanta, GA 30307

PARCEL ID: 18-002-06-019

APPLICATION DATE: February 6, 2012

APPLICANT: Daniel J. Matthews Trust

MAILING ADDRESS: C/O Dunlavy Law Group 1026 B Atlanta Avenue
Decatur, GA 30030

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON FEBRUARY 21, 2012, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Demolish the existing house and attachments such as paving and retaining walls. Prior to demolition the house must be documented with as-built drawings and photographs to the satisfaction of the county preservation staff.

Construct a new house in roughly the same location as the old house, but oriented more toward the street. The house will be end gabled, one story over the garage on the right end and 1½ story (with a shed dormer) on the left end. The middle section will be a full two stories. A lower secondary gable will project from the center section. The topography slopes down to the left, so that end will sit on a higher brick foundation on the front and will have a walk-in basement on the rear. The right half of the house will sit very close to the ground.

Most of the house will be clad with wood lap siding. The area around the projecting entrance will be veneered with granite. A round topped door and a small arched window will be set in the front of the entry area. An arched roof will be supported by brackets over the door. The floor of the front stoop will be concrete. The windows will be wood and will have true divided lights (TDL) with 7/8" muntins. Wooden louvered shutters will flank most of the windows on the front and ends and some of the windows at the rear. Brackets will be installed in the eaves on the front of the

middle part of the house. A granite chimney topped by a terra cotta chimney pot will rise from just behind the ridge near the center of the house. A side loading garage will occupy the right end of the house, with cantage house type overhead doors. A wooden deck will be attached to the rear.

The driveway will curve to a turnaround/parking area at the left side of the house. Part of this area will be supported by a retaining wall that faces the rear of the property and will not be visible from the street. Maximum height of the retaining wall is to be about 4.5'. A wooden railing will be installed at the top of the retaining wall. The driveway and front walk will be paved with concrete. The driveway will be 10' wide and the front walk will be 4' wide. Two pines and a 38" oak will be removed.

DeKalb County Historic Preservation Commission

Tuesday, February 21, 2012 - 7:00 PM

Staff Comments

New Construction Agenda

R. 1097 Dan Johnson Road (DH), Daniel J. Matthews Trust c/o Dunlavy Law Group.
Demolish and replace house. 17647

Constructed 1940. (18-002-06-019)

This property is located in the Druid Hills National Register Historic District and Druid Hills Character Area 1.

This house is the oldest one on this street. The street was laid out around 1940 on a plot that was not part of the original Druid Hills subdivision. The property owner refused to sell this portion of his property. Most of the property is still in the Matthews family.

The applicant says the property is not in a National Register Historic District or a identified character area, but she is mistaken. It is in the Druid Hills National Register District and in the Druid hills Character Area 1. During the initial survey of the district for the local nomination this street was identified as an intrusion.

Applicant has provided a structural engineers report describing the house as so unsound rehabilitation is not practically possible. A cost study says even if the house could be restored the cost would be much more than the value of the property.

Recommendation

Although built in the historic period, the house is not a significant structure and does not contribute to the district. The proposed demolition does not appear to have a substantial adverse effect on the district, appears to meet the guidelines, and the preservation planner recommends approval.

At this time staff has not had enough time to study the proposed new construction.

Relevant Guidelines

2.1 Defining the Area of Influence (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

R. 1097 Dan Johnson Road (DH), Daniel J. Matthews Trust c/o Dunlavy Law Group
page two

- 7.1 *Defining the Area of Influence (p64) Guideline* - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development (p65) Guideline* - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.1 *Building Orientation and Setback (p66) Guideline* - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis (p67) Guideline* - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch (p68) Guideline* - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements (p68) Guideline* - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form (p68) Guideline* - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing (p69) Guideline* - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion (p70) Guideline* - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm (p71) Guideline* - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height (p72) Guideline* - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height (p72) Guideline* - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements (p73) Guideline* - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 8.2 *Trees (p78) Recommendation* - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.

R. 1097 Dan Johnson Road (DH), Daniel J. Matthews Trust c/o Dunlavy Law Group
page three

- 9.5 ~~Parking (p90) Guideline~~ - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be sited in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.7 ~~Residential Landscape Design (p91) Recommendation~~ - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.



DeKalb County Department of Planning & Sustainability

Burrell Ellis
Chief Executive Officer



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission

- 1. Address of Property: 1097 Daniel Johnson Road
Owner: Jon Rvaniss Bums
Owner Address: c/o Dunlavy Law Group, LLC
2. Name of Applicant: Daniel J. Matthews Trust c/o Dunlavy Law Group, LLC
3. Age of Structure: Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: 1940
4. Nature of Proposed Work:
X New Construction
X Demolition
X Site Preparation/Clearance
X Moving a Building
X Sign Erection or Replacement
X Repairs of Alterations
X Exterior Architectural Features
X Landscaping
X Other

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.)
Demolition of principal structures, walkways, driveway, garage, and trees needed. New home construction on same site.
SEE ATTACHED FOR WORK DETAILS

IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Ave, Suite 500, Decatur, Georgia 30030. Five (5) copies of plans or renderings for any new structures must be filed. One set of plans must be reduced to 11" x 17" or smaller.
All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

FOR OFFICE USE ONLY
Date received: 2-6-12
Initials: DC
Sign given: Yes No
Signature of Applicant: [Signature]
Date: 2/1/12
17647
Rev 7/20/2011

* as Trustee of Daniel J. Matthews Trust (See Deed Attached)

ORIGINAL

STATEMENT IN SUPPORT OF
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant:

JON EVANLEE DAUM, as TRUSTEE OF DANIEL J. MATTHEWS TRUST

Property Location:

1097 Dan Johnson Road

**Request for Certificate of Appropriateness to
Demolish Existing Structures
And To
Construct A New Residence**

Submitted for Applicant by:

Linda I. Dunlavy
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, Georgia 30030
(404) 371-4101 Phone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com

INTRODUCTION

The Subject Property, known as 1097 Dan Johnson Road ("Subject Property"), is owned by the Daniel J. Matthews Trust (the "Trust"). Warranty Deed is included with the Application Package. Jon Evanlee Daum is the Trustee of the Trust. It is not located within a National Register Historic District, nor is it in an identified character area. On the contrary, the Subject Property is located at the end of the cul-de-sac on an intrusion street, east of Oakdale between the ByWay and North Decatur Roads. Dan Johnson is currently developed with 12 homes, seven of which were constructed prior to the period of significance (1946 and earlier) at 1097, 1098, 1100, 1112, 1128, 1109 and 1133 Dan Johnson Road. Four of the remaining homes were built between 1946 and 1950 (1108, 1116, 1137 and 1113). One home at the northeast intersection of Vilenah Lane and Dan Johnson Road (1141 Dan Johnson Road) was constructed in 2003/2004 after receipt of a COA for demolition of the pre-existing home and approval of the new construction by the HPC. The Subject Property contains a home built in approximately 1940 with related structures, drives and walkways. See included existing conditions site plan. The existing residence and its associated structures are in extremely poor condition.

HISTORY

The Subject Property has been in the Johnson/Matthews family since 1863, as part of a larger land grant stemming from the Indian Land Grants after the Revolutionary War. By 1890, the holdings of the Johnsons had been reduced to approximately 10 acres, a major part of which is now owned by the Daniel J. Matthews Trust. Daniel J. Matthews is a direct descendant of the original grantee and the grandson of Dan Johnson, the namesake for the road on which the Subject Property is located. Daniel J. Matthews is

the late husband of Jon Evanlee Daum, Trustee of the Trust. The ten acres owned by the Johnson family in 1890 was made into a small subdivision comprised of Vilenah Lane and Dan Johnson Road. Vilenah was named after Dan Johnson's wife. The home on the Subject Property was the first house erected on Dan Johnson Road in approximately 1940. Ms. Daum has lived at 1097 Dan Johnson Road since 1989. Due to the constant water intrusion into the home and her reaction to the mold resulting from such intrusion (she suffers from emphysema), Ms. Daum moved from 1097 Dan Johnson Road in mid-September 2011. She is residing temporarily at 1098 Dan Johnson Road. Ms. Daum wishes to build a new home on the 1097 site after demolition of the existing residence and its associated structures (drive, walkways, walls and steps). See attached photographs depicting associated structures. She has retained Phillip Clark Fine Custom Builders, Inc., for construction of the new residence pursuant to designs of Architect, Linda D'Orazio MacArthur. See, included new construction site plan and architectural drawings.

A structural engineer's report, secured from Michael Quinn and Associates, shows that the home at 1097 Dan Johnson Road is so unsound that rehabilitation is not practically possible. Moreover, a cost to cure report indicates that even if the home could practically be rehabilitated, the cost to cure deficiencies to bring the existing structure to code and to make it habitable would far exceed the fair market value of the home. As such, the Applicant is requesting a Certificate of Appropriateness to demolish the existing structures on site and to construct a new residence compatible and consistent with other residences in the area of influence.

PROPOSED DEMOLITION AND NEW CONSTRUCTION

The Applicant desires to take the current aging structure and demolish it along with the garage, concrete pads and other structures on the site. The existing house is a two-story wood frame home set on a brick masonry partial crawl space/basement foundation. It is approximately 2500 square feet with an attached garage. In addition to the home and the garage, the Applicant proposes to demolish the concrete driveway, the stone walkways, steps and several stone walls on site. The new construction for the Subject Property is proposed as per the plans of Linda D'Orazio MacArthur and filed contemporaneously herewith.

BASIS FOR THE DEMOLITION PROPOSAL

Applicant notes that although the existing home was built during the period of significance (prior to 1946), like many homes in Druid Hills the structure was not designed by a professional but simply built using accepted building techniques of the day. As such, many of the elements of the existing home are seriously deficient relative to current building codes and standards. These serious deficiencies, include, but are not limited to, inadequate footings, overly stressed foundation walls, and non-existent foundation anchorage. Moreover, the house is not a good representative of any particular style or house type and does not appear to have any architectural or historical significance.

In evaluating the request for demolition the HPC needs to determine if the existing structure is "so unsound that rehabilitation is not possible". Guideline 7.3.3. "Buildings and structures that are proposed for demolition. . . should be thoroughly

evaluated for historic and architectural merit and importance to the character of the site and district. If significant, alternative uses that permit continued preservation should be thoroughly investigated.” Because of the lack of historic or architectural significance of the existing residence, the Applicant submits that “alternative uses that permit continued preservation” need not be explored by the HPC.

The HPC has approved demolition of numerous structures within the District since its inception in 1996. These structures include historic and non-historic structures. The chart below summarizes the residences approved for demolition in the District:

SAMPLED DEMOLITIONS IN HISTORIC DISTRICT¹

Address	Year Built	Demo Approved	Reasons
267 Chelsea Circle	1958	Mar-05	nonhistoric
315 Vickers Drive		Jun-05	
519 Durand Drive	1935	Oct-06	fire
1000 Clifton	1953		nonhistoric
1164 Clifton Road	1952		
1009 Springdale	1952	Jan-05	nonhistoric
995 Springdale	1923	Jan-09	Senous structural
1169 Lullwater	1929	Aug-05	mold
1185 The ByWay	1942	Jan-10	mold, structural
1203 The ByWay	1953	Nov-01	nonhistoric
1209 The ByWay	1947	Nov-01	nonhistoric
1247 University	1948	Dec-05	
1282 Briardale	1950	Aug-06	nonhistoric
1287 The ByWay	1950	Apr-03	nonhistoric
1288 Briardale Lane		Jul-04	
1256 Briardale	1960s		Nonhistoric GWHI cottages
1302 Stillwood	1925	Aug-06	profound structural
1314 University		Mar-05	
1444 Oxford Road		Aug-06	
1595 Emory Road	1929	Nov-01	Extreme structural

¹ There are likely other approved demolitions since there is no searchable data base to assure complete information maintained and accessible to the public in DeKalb County Planning Department.

			and neglect
1739 Coventry		Mar-05	
1741 Coventry		Mar-05	
1745 Coventry		Jan-05	
2015 North Decatur	1930		Nonsignificant; poor condition
2049 North Decatur	1930		Nonsignificant; poor condition
1141 Dan Johnson	1955	Dec-99	nonhistoric

One large new home (5200+ square feet) has been built to the immediate east of the Subject Property at 1141 Dan Johnson Road. It is the first new home since the inception of the District to be built on Dan Johnson. It was done so with the express approval of the HPC, which allowed demolition of the preexisting structure (a 1955 ranch style home) on the site. The COAs for the demolition and new construction of this home are included in the Application package.

The home on the Subject Property is in deplorable condition. Similar to the historic homes above approved for demolition, it suffers from profound structural problems and its current condition militates against requiring rehabilitation and preservation. Two reports documenting this condition are filed contemporaneously with this written justification.

The first expert report in support of demolition is a structural report from Michael Quinn and Associates wherein he evaluates the "suitability of the existing structure for ...renovation". Mr. Quinn, a licensed professional engineer, notes that the "house is in disrepair and has been poorly maintained". He also observes that the "floor joists and rim band bear directly on the brick walls.. and there is no connection of the wood framing to the foundation." Because of this existing dangerous condition, Mr. Quinn indicates that "to properly attach the house to the foundation, the brick foundation should be removed

and replaced with either a concrete or concrete masonry wall bearing on a new footing. This may be accomplished in sections by bracing the floor system and wall above, excavating both sides of the wall, removing the wall, pouring a new footing, and building a new wall." Mr. Quinn notes seven other structural issues relating to the existing structure, including mold throughout the home, and concludes "[c]onsidering the extent of the foundation work and associated dangers, as well as the likelihood of bringing the entire house into current Code compliance, it may be safer and more cost effective to raze the existing structure and rebuild on a new foundation."

The second report submitted is that of the Cornerstone Inspection Group. Chuck LeCraw of Cornerstone inspected the home at 1097 Dan Johnson Road to determine the need for repairs and the estimated cost for making needed repairs to bring the home into compliance with current codes (i.e. "rehabilitate" defined in the Guidelines as "the process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance"). He identifies numerous concerns and estimates the "cost to cure" these concerns to be in excess of \$156,000².

Due to the water intrusion and problems stemming from that intrusion over the course of the past 50+ years, the structural condition of the home, and the need for major reworking of the systems within the home to bring it up to current code, Applicant submits that this home is not of a character worthy or even capable of effective rehabilitation and preservation. The current condition of the home as reflected in the reports of Chuck LeCraw and Mike Quinn make it clear that the house is so unsound that rehabilitation is not practically possible. As such, the Application meets the Guidelines

² Applicant believes this estimate to be VERY conservative given that only \$10,000 is estimated for the extensive foundation work necessitated by the lack of attachment of the home to the foundation.

for demolition and, pursuant to the Historic Preservation Ordinance, the HPC is required ("shall approve the application") to approve the demolition request because to remove this house and the related structures would not have a "substantial adverse effect on the aesthetic, historic or architectural significance and value of an historic property or the historic district". Section 13.5-8(7).

NEW CONSTRUCTION

Applicant seeks a Certificate of Appropriateness to build a new residence on the proposed historic lot of record as per the plans submitted with this application and drawn by Linda D'Orazio MacArthur, Architect. The new home proposed is of a cottage/bungalow style. It is a story and a half with much of the second floor under the eaves of the roof thereby maintaining a ridge height consistent with that of its two story neighbors. A side entry garage is attached to the southwest side of the home and the plans contemplate a day light basement with a rear wooden deck. The existing curb cut on the property will be retained but the orientation of the new home and the garage will be rotated slightly to appear more frontal to the street than that of the existing historic residence on the Subject Property. The proposed new home has two main living floors totaling 2012 square feet. There is an additional 1147 square feet of conditioned space in the basement, for an overall heated square footage of 3159 square feet--less than 600 square feet more than the current home on site. The foot print of the house and garage is approximately 1851 square feet (see site plan submitted with Application) with 1147 square feet of the heated space in the day light basement, the majority of which is below grade except at the rear. From finished grade to highest ridge line, the home measures 30 feet 4 ¾ inches, however, due to the step back façade and the considerably lower roof

ridges on either side of the main part of the home, it will appear lower. The floor to ceiling heights are ten feet for the first floor and 9 feet for the second story. Exterior building materials will be a mix of stone, brick veneer, and hardiplank. All windows will be double hung wood units with true divided lights. The land disturbance plan provides for the removal of four trees (3 pines and one oak). However, the number of density units after construction will consist of 20.6 units in remaining trees and .8 units in replacement trees for a total of 21.4 units or 340% of what is require by DeKalb County Code³.

Applicant notes that the new house plans are in keeping with the character of the Druid Hills Historic District and will have no substantial adverse effects on the District. On the contrary, the new home, unlike the existing home, will make a positive contribution to Dan Johnson Road and to the District as a whole. The area of influence for the new home is Dan Johnson Road and, perhaps, the eastern end of Vilenah Lane, where visual relationships will occur between the proposed new home and historical residences (see included "Historic Property Map" and Guideline 7.1). This delineation was confirmed (after considerable debate) when the new home at 1141 Dan Johnson was approved for construction in late 2001. The plans for the proposed new home on the Subject Property meet the Guidelines for new construction as follows:

7.2.1 Building Orientation and Set Back

The front and side setbacks are consistent with those within the area of influence. The proposed home is in essentially the same location as the existing house and as can be seen from the topographical map included with this application the front yard set back is

³ This Application does not include a landscape plan. It is Applicant's intent to have such a plan developed and submitted to the HPC at a later date.

equal to or larger than those elsewhere on Dan Johnson and Vilenah. The side yard set backs and spacing between homes is consistent with the pattern in the area of influence.

7.2.2 Directional Emphasis

There is no dominant pattern of vertical or horizontal emphasis within the area of influence. As can be seen from the photographs of the houses on Vilenah and Dan Johnson, some are horizontal ranches and minimal traditional homes, whereas others are more vertical. The proposed new home's overall shape, size and placement of various elements and openings on the façade make it compatible with the directional emphasis of 1098 Dan Johnson, the existing home at 1097 and other homes on the street. It is not inconsistent with any dominant pattern of emphasis within the area of influence.

7.2.3 Shape

The roof pitches, while steeper, than many of the homes within the area of influence, are compatible with their neighbors. Building elements and shapes used on the front facade, including windows and door openings, are similar to those found elsewhere on Dan Johnson and Vilenah. See photographs.

7.2.4 Massing

The height, width and depth of the proposed new home are very similar to the existing home on the Subject Property. The structures on Dan Johnson and Vilenah exhibit a wide variety of house shapes, forms and mass. The proposed new home is compatible with those shapes, forms, and massing. The size of the new home is not out of line with that of other homes within the area of influence and is located on a lot of similar size, width and depth to other lots within the area of influence. See, Comparative Square Footage chart included with this submission.

7.2.5 Proportion

Once again, there is no dominant pattern of proportion in the existing housing stock within the area of influence. However, the proposed home is similar in proportion to the existing home on the site, 1098 Dan Johnson and 1385 Vilenah. The individual elements of the new home are proportional to each other and to the structure as a whole.

7.2.6 Rhythm

Both symmetrical and asymmetrical rhythms are present within the area of influence. The proposed new home respects and does not disrupt the rhythms present.

7.2.7 Scale/Height

The new home appears to conform to the floor-to-floor heights of two story homes within the area of influence. While the floor to floor heights may be slightly more than that found in other two story homes on Vilenah and Dan Johnson, they are not inconsistent with the new construction approved by the HPC at 1141 Dan Johnson and, with much of the second floor under the eaves of the roof, a ridge height consistent with that of its two story neighbors is maintained. See Streetscape included with architectural drawings.

7.2.8 Individual Architectural Elements

Individual design characteristics and materials from homes within the area of influence have been utilized and integrated into the proposed new home. As such, roofs, walls, windows, entrances, details and materials are compatible with historic structures within the area of influence.

SUMMARY

The existing proposal meets the specific Guidelines set forth in the Design Manual for the Druid Hills Historic District for new construction and the Guidelines for Demolition of Structures. The structure sought to be demolished is not of historic or architectural value, is not a significant site element, is not a contributing structure, and is structurally unsound. Demolition would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the Historic District. The proposed new home meets all of the Guidelines and would make a positive contribution to the District.

Based on the foregoing and for all of the reasons set forth above, the DeKalb County Historic Preservation Commission should grant the Applicant's request for a Certificate of Appropriateness so that the existing structures on the Subject Property can be demolished and so that a new home, which will be aesthetically pleasing and contribute positively to the District, may be constructed.

PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that, should the DeKalb County Historic Preservation Commission refuse to grant the requested Certificate of Appropriateness, such an action would be unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and a denial of due process of law under the United States Constitution and the Constitution of the State of Georgia.

Refusal to issue the requested Certificate of Appropriateness would deprive the Applicant of any alternative reasonable use and development of the Subject Property

without just compensation and would be insubstantially related to the health and welfare of the public while substantially harming the Property owner.

Applicant specifically objects to the standing of any party that opposes this Application for Certificate of Appropriateness.

This 17th day of February, 2012.

Respectfully submitted,


Linda I. Dunlavy

Attorney for Applicant

Linda I. Dunlavy
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, Georgia 30030
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(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com

ATTACHMENTS IN SUPPORT OF APPLICATION

Warranty Deed to Daniel J. Matthews Trust

Existing Conditions Site Plan—Site Works Surveys and Planning

Photographs of walkways, steps and walls on Subject Property

New Construction Site Plan— Site Works Surveys and Planning

New Construction Drawings—Linda D'Orazio MacArthur

Structural Engineer's Report—Michael Quinn and Associates

"Cost to Cure Report—Cornerstone Inspection Group

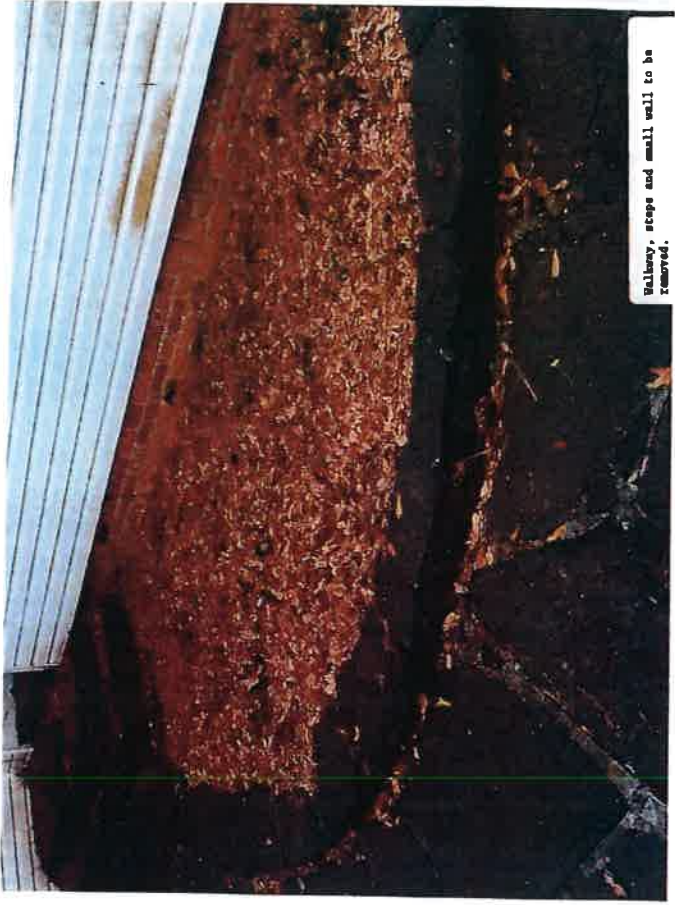
1141 Dan Johnson Road COAs

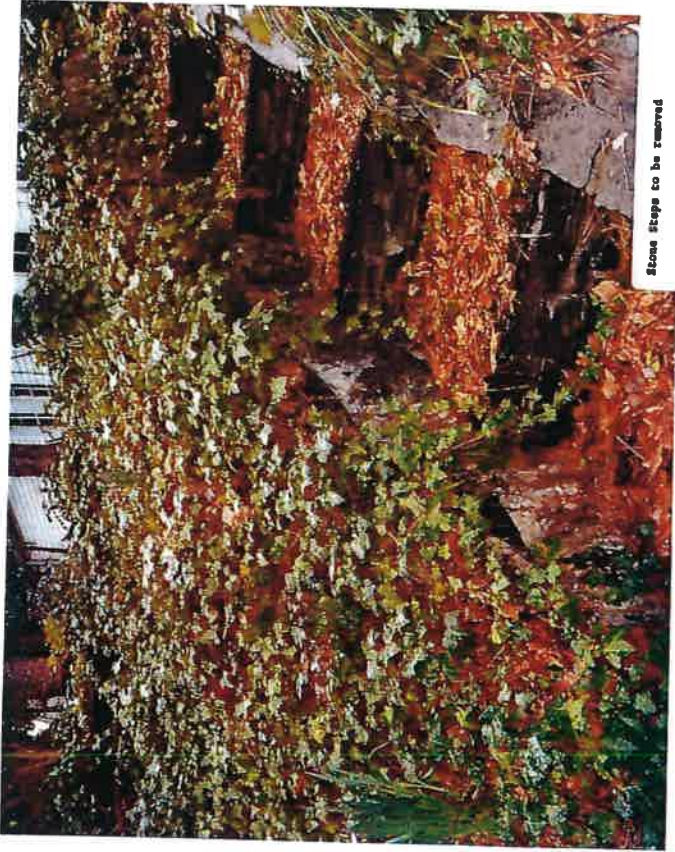
Historic Property Map Of Dan Johnson and Vilenah

DeKalb County Topographical Map Excerpt

Photographs of homes on Dan Johnson and Vilenah

Comparative Square Footage Chart





Stone steps to be removed



Stone wall to be removed



michael quinn and associates, p.c.

2826 school drive telephone: 770-452-0744
doraville, georgia 30360 facsimile: 770-452-0827

January 4, 2012

Mr. Joseph Fritz
Phillip Clark Fine Custom Builders
3235 Roswell Road - Unit 400
Atlanta, Georgia 30305

RE: 1097 Dan Johnson Road
MQ - A Project No. 11290

Dear Joe:

On November 9, 2011, the undersigned visited the referenced project to evaluate the suitability of the existing structure for the proposed renovation. Our observations were visual only and limited to the exposed portions of the structure. We did not remove finish materials or perform soil or material tests.

The house is a two-story, wood-framed structure on a brick masonry partial crawl space/basement foundation. We understand the house was built in 1940. The house is in disrepair and has been poorly maintained. Our findings and recommendations follow:

1. The foundation consists of a double wythe brick wall and unknown footing. The non-pressure treated 2 x 10 floor joists and rim band bear directly on the brick walls. If compliance with current Code is required, the joists must be pressure-treated or otherwise protected against decay as required by Section R319 of the 2006 International Residential Code for One- and Two-Family Dwellings with the Georgia State Amendments (IRC). Attaining the required clearances between the soil, masonry, and non-pressure treated lumber is not possible with the existing foundation and grading configuration.

There is no connection of the wood framing to the foundation. If compliance with current Code is required, a connection satisfying Section R401.1.6 of the IRC must be made. Making a retrofit connection is not practical with a solid brick foundation.

To properly attach the house to the foundation, the brick foundation should be removed and replaced with either a concrete or concrete masonry wall bearing on a new footing. This may be accomplished in sections by jacking the floor system and wall above, excavating both sides of the wall, removing the wall, pouring a new footing, and building a new wall.

consulting engineers



michael quinn and associates, p.c.

2626 school drive telephone: 770-452-0744
doraville, georgia 30380 facsimile: 770-452-0327

1997 Dan Johnson Road
page 2

We do not recommend lifting the entire house off the foundation and setting it back down atop a new foundation unless the soil is first excavated from both sides of the wall, the floor system is bracing the walls and preventing collapse.

Three large trees are too close to the foundation; the drip lines of the trees cover the majority of the house. We recommend removing the trees and root balls prior to attempting repairs on the house. An arborist should be consulted, if needed.

2. The main level floor is supported on a variety of piers, posts, and beams. If the existing framing will be reused, a detailed evaluation of these members should be performed.
3. The second floor system is covered by finishes and was not observed. We suspect the floor system is constructed with 2 x 10 joists, similar to the existing first floor. Once exposed during renovation, the framing should be evaluated and reinforced or replaced as necessary.
4. The ceiling and roof framing consist of 2 x 5 joists and rafters. This framing should be reinforced or replaced as necessary. The attic insulation should be brought into compliance with Energy Code requirements. We understand the full requirements may come into effect, depending on the ratio of the cost of the renovation relative to the value of the home. We further understand this ratio may trigger compliance of all construction with current Code requirements.
5. The insulation of the 2 x 4 interior walls should be verified and upgraded for efficiency and/or Code compliance. Opening the walls will likely lead to replacement/upgrade of the exposed wiring and plumbing.
6. The house does not presently have central air conditioning. Installation of a system will require modification to wall and floor framing. All modified construction should comply with current Code requirements.
7. The rear porch with the walk-out roof-deck is collapsing from failure of rotted wood members and should be removed and completely replaced.

consulting engineers

Q+A	michael quinn and associates, p.c.
2626 school drive doraville georgia 30350	telephone 770-452-0744 facsimile 770-452-0827

1097 Dan Johnson Road
page 5

- There appears to be mold throughout the house. Please note that we are not mold experts. If desired, an expert should evaluate the house and develop a remediation plan.

Considering the extent of the foundation work and associated dangers, as well as the likelihood of bringing the entire house into current Code compliance, it may be safer and more cost effective to raze the existing structure and rebuild on a new foundation. Please do not hesitate to call if you have any questions concerning this report or if we can be of further assistance.

Sincerely,
MICHAEL QUINN AND ASSOCIATES, P.C.


Michael D. Quinn


M.D. Quinn

consulting engineers



Summary Inspection Report

1097 Dan Johnson Rd; Atlanta, GA

Inspection Date:
December 6, 2011

-Prepared For:
Phillip Clark Builders

Prepared By:
Chuck LeCraw



REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the immediate and/or most costly repairs needed for the building, some of which may be significant. Other repairs and improvements may also be necessary. *All work should be performed by licensed professionals.* The approximate costs of these repairs are shown in red. ("Improve" and "Monitor" items are not included).

STRUCTURAL REPAIR RECOMMENDATIONS / OBSERVATIONS

1. **Concrete:** Horizontal cracking was observed in the back foundation wall under the rear porch (see photo #1). Cracks of this nature are usually the result of soil or hydrostatic pressure. Keep water away from the foundation, review the lot and roof drainage improvements in the Exterior and Roofing sections of this report (see comments below). If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted. The rate of movement cannot be determined during a one-time inspection.

Re-brace and Support Back Foundation Wall: \$10,000.

2. **Repair, Moisture:** There is evidence of past moisture intrusion in the crawlspace and basement areas, especially as noted at the back left corner (see photo #2). Wet crawlspaces and basements risk building damage from rot and insects and can cause interior mold or mildew (mold testing is not included in this report unless specifically requested). This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling moisture intrusion (see "Exterior and/or Roofing Sections"). This condition should then be monitored to determine if additional, potentially costly measures such as an interior french drainage system are necessary to protect the building interior from water and moisture damage.

Install Interior French Drainage System with Sump Pump: \$8,000

ROOFING AND GUTTER REPAIR RECOMMENDATIONS / OBSERVATIONS

3. **Concrete:** Overall, the roofing is nearing the end of its useful life as indicated by brittle and curling shingles and moss growth in various areas (see photo #3). Numerous areas of stains and damage were noted in the roof decking (see photos #4 and #5) and interior ceilings (see photo #3A). Previous repairs to the roofing were also noted in several locations (see photo #6). The roof should be budgeted for replacement in the very near future. Recommend removing all previous layers of roofing material and replacing all old flashings when the roof is replaced. Replace all damaged sections of roof decking as needed. The lower rear porch roof is also leaking and causing damage to the structure below and needs replacement (a tarp is currently installed over this roof - see photo #7).

Replace Roofing and Flashings: \$15,000

4. **Repair:** The gutters and downspouts require cleaning and realignment by a qualified gutter contractor to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry and damage (see photo #8). Debris should also be removed from the roofing to reduce the risk of leaks and early roof wear. All leaks and joints in the gutters should be caulked and sealed. All loose gutter nails should be re-driven into the fascia board. The cornice and fascia boards behind the gutters should be checked for damage. Check all underground piping, where present, for blockages to insure that they are also draining properly. Ribbed (black corrugated) piping as noted is more prone to become blocked with debris than smooth wall piping.

Clean Repair Gutters: \$1,000

EXTERIOR REPAIR RECOMMENDATIONS / OBSERVATIONS

5. **Concern, Repair:** Many of the windows are rotted and damaged and need repair or replacement (see photos #9 and #10). Signs of rot and water damage were also observed at the rear porch, which should also be repaired as needed (see photos #11 and #12). Following repair of all damaged areas (which should be combined with exterior painting/maintenance), future maintenance of the siding and wood trim and control of water from roof to surface runoff can avoid further damage. The carpenter should check all exterior components for further damage and repair as needed.

Exterior Wood Repair and Repaint: \$25,000

6. **Concern, Repair:** The masonry chimney at the left side shows evidence of deterioration and damage (see photo #13). Rebuilding may be needed to assure a safe and functional flue system. A qualified chimney repair contractor should inspect all components and make repairs as necessary. A new rain cap and vermin screen should be installed on the chimney to reduce the risk of further damage to the damper and flue and blockages from bird and squirrel nests or other debris (existing cap is damaged - see photo #14).

Repair: Rebuild Chimney: \$8,000

7. **Repair, Safety Issue:** The front steps and stoop show signs of settlement (see photo #15). These conditions may cause uneven risers and walking areas, which may pose tripping hazards. These components should be considered for removal and rebuilding with proper foundation support to prevent future movement. In the meantime, all cracks and openings should be grouted and sealed to prevent moisture intrusion into the structure and further deterioration of the steps and landings.

Rebuild Front Steps: Stoop: \$6,000

8. **Improve:** The shrubbery and vegetation growing near exterior walls as noted should be kept trimmed away from siding, window trim, and the eaves to reduce risk of insect and water damage. Overhanging tree branches should be cut back to prevent future damage to the roofing and gutters.

ELECTRICAL REPAIR RECOMMENDATIONS / OBSERVATIONS

9. **Repair, Safety Issue:** Electrical repairs are needed, which should be performed by a licensed electrician for improved safety.

- a. Damaged or frayed insulation was noted on the main service wire, which should be repaired or replaced as needed for proper protection of the wire (see photo #16). The main electrical service must be better secured to the exterior to prevent movement and damage to the main service line (see photos #17).
- b. Damaged outlets or missing outlets as noted in the upstairs bedroom should be replaced to prevent shocking hazards (see photos #18 and #19).
- c. Improper electrical connections as noted in the crawlspace should be repaired. All electrical connections should be made with wire nuts and installed inside junction boxes fitted with cover plates to minimize shock and fire hazards (see photo #20).
- d. Missing light fixtures as noted should be re-installed or the wiring properly terminated in a covered junction box (see photo #21).
- e. The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as required for proper safety.

Electrical Repairs: \$3,000

10. **Improve, Safety Issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended in the kitchen and at all exterior locations as required by present day codes. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Proper weatherproof covers should be installed at all exterior outlets.

HEATING AND COOLING REPAIR RECOMMENDATIONS / OBSERVATIONS

- 11. Repair, Safety Issue:** When furnace and water heater flues vent into masonry chimneys such as this, it is important to have them inspected and cleaned on a regular basis to prevent the risk of potential blockages in the flues (see photos #23). Blocked and damaged vents pose a risk of flue gas and carbon monoxide back-ups into the house and other unsafe conditions. The configuration of metal piping connected to masonry is also more prone to rusting of the metal when the warm flue gases condense at the cooler masonry components. Relocating these vents to discharge directly to the exterior or lining the chimney would improve the safety of the venting system.

Replace Venting / Add Booster Fans: \$3,000

- 12. Repair:** All exposed supply ductwork, as noted in the crawlspace/basement should be properly wrapped with insulation and sealed with tape for proper energy efficiency (see photos #23 and #24). This will also help reduce condensations on the ductwork, which can accumulate in the crawlspace and cause mold and mildew.

Install Air Ductwork: \$800

- 13. Improve:** The installation of a central air conditioning system is recommended for improved comfort and to help in reducing humidity within the home.

PLUMBING REPAIR RECOMMENDATIONS / OBSERVATIONS

- 14. Concern:** Low water pressure was observed at the upstairs bath fixtures, especially when multiple fixtures are turned on. This may be the result of old galvanized piping that still remains here and in the street. This piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. Consult with a qualified plumber for remedies that may be available to improve these conditions.

Replace Old Galvanized Water Piping with Copper: \$15,000

- 15. Concern:** Old cast iron waste piping components are also noted will need replacement in the future to prevent blockages in the lines and leakage at the joints. Evidence of beginning rust and damage was noted in the drain line piping in the crawlspace (see photos #25 and #26).

Replace Old Cast Iron Sewer Piping: \$8,000

- 16. Repair:** There was no expansion tank or valve visible above the water heater. Expansion devices are now required by most municipalities to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems. Consult with a qualified plumber concerning the need for this device and have installed as necessary.

Add Expansion Tank: \$500

- 17. Repair:** The water pressure at the rear exterior hose bibb was 110 psi, which is higher than normal (40-60 psi is typical). It may be necessary to install or otherwise replace the pressure regulator valve (not located) to prevent future leaks in piping, fittings or other equipment caused by higher than normal water pressure. Consult with a plumber concerning this condition and make repairs made as needed.

Add PRV: \$400

18. **Repair:** The tub spout in the upstairs bathroom does not fit tightly against the tile, which exposes a large gap at this location (see photo #27). This condition causes the wall structure to be at risk from moisture intrusion. The spout should be adjusted and secured for a tighter fit and caulked as necessary.

Adjust Tub Spouts: \$300

19. **Monitor, Possible Repair:** Signs of previous leaks were noted in the ceilings below both upstairs bedrooms, which were dry at the time of the inspection (see photo #28). Consult with seller concerning previous plumbing leaks that may have occurred here and repairs performed. If no record of repair can be produced, a plumber should investigate all piping and fixtures above this area and make all repairs necessary to prevent further leakage.

See Above for Piping Replacement

20. **Improve:** The plumbing fixtures in the bathrooms and kitchens are older components. Upgrading fixtures would be a logical long-term improvement. In the interim, a higher level of maintenance will likely be required.
21. **Monitor:** The water heater located in the basement was not on during the inspection and could not be tested. This should be turned on and tested for proper function before occupancy.

INTERIOR REPAIR RECOMMENDATIONS / OBSERVATIONS

22. **Concern, Safety Issue:** Evidence of possible mold and fungus growth was noted on the joists and floor decking in the crawlspace and basement, which can promote bacteria causing agents to infiltrate living areas (see photos #29, #30, and #31). These areas should be tested for toxicity (mold testing is not included in this report). All affected material should be cleaned and then sprayed with a fungicide for proper protection. This condition appears to be caused by improper ventilation, outside moisture intrusion, and the lack of a vapor barrier on the crawlspace floor. Proper ventilation and storm water control (see "Roofing" and "Exterior" Sections) will help control moisture in the crawlspace and will also reduce the potential for rot and termite infestations. A new moisture barrier should also be installed on the crawl space floor, which will also help in limiting humidity build-up in the area.

Mold Remediation: \$15,000

23. **Repair, Safety Issue:** Duct tape as noted in the crawlspace/basement appears to be a product that may contain asbestos (see photo #32). The Environmental Protection Agency reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Recommended having this material evaluated and removed as necessary by a qualified asbestos removal company. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report (e.g. as noted at the vinyl flooring in the kitchen). Visit <http://www.epa.gov/asbestos/whohome.html> for further information on asbestos in the home.

Remove Asbestos: \$7,000

24. **Repair, Safety Issue:** There is evidence of past rodent activity in the attic as evidenced by droppings on the basement stairs (see photo #33) and/or delaminated insulation (e.g. on the ductwork). A pest control specialist should be consulted to eliminate future activity. All outside openings into the structure should be covered with screen wire or otherwise sealed. Consult with the seller concerning remedies taken to address this condition. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.

Redo/Exterminator / Clean-up: \$5,000

25. **Repair, Safety Issue:** The windows are in a state of mild disrepair. Broken glass and damaged window sashes and frames were noted at several locations. Most of the windows are painted or stuck shut (current safety standards require at least one operable window per bedroom for fire escape). This is a fairly common condition as found in older homes. Trimming and adjustments, hardware improvements and glazing repairs would be logical short-term improvements. Replacement of the windows should be considered as a long-term improvement. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration and function properly for fire escape.

Complete Window Replacement (if needed): \$20,000

26. **Repair:** Damage and/or holes were noted in the walls/ceilings, especially as noted at the back right room (apparently caused by roof leaks - see photo #34), which should be repaired and repainted. Numerous cracks in the ceiling, which should be patched and sanded for further movement (see photo #33). On the whole, the interior finishes of the home are considered to be in below average condition. When repainting, repairs to the sheetrock and doors will be necessary. Please be aware that this report does not address "cosmetic" items.

Interior Repairs: \$5,000 (not including paint)

27. **Monitor, Safety Issue:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead paint and other indoor air quality issues is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (EPA) for further guidance and a list of testing labs in your area. If lead is present in the paint, special care should be taken when renovating or sanding trim and walls to prevent this material from becoming airborne and possibly inhaled by occupants.
28. **Improve:** A kitchen exhaust hood fan should be installed in the kitchen to exhaust to the building exterior.

Total: \$156,000

THE SCOPE OF THE INSPECTION

This inspection is generally cursory in nature and is intended only for the purpose of identifying major repair issues that may need to be addressed or corrected in the home as renovated. Although minor repairs and improvements are listed, further minor repairs may still be needed. The inspection does not fully comply with ASHI's Standards of Practice in terms of identifying and reporting the types of systems present. The heating and air conditioning equipment and kitchen appliances were not fully tested. Low voltage wiring components (including security and intercom systems) and lawn irrigation systems (if present) were also not tested.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection report should not be considered a guarantee or warranty of any kind. Please be reminded that a prospective purchaser should not rely solely on this document and is encouraged to secure a separate inspection report.

Appendix "C" - Photographs



Clark Builders (front view)



Clark Builders (2)

Clark Builders (1)



Clark Builders (3)



Clark Builders (4)



Clark Builders (5)

Appendix "C" - Photographs



Clark Builders (6)



Clark Builders (7)



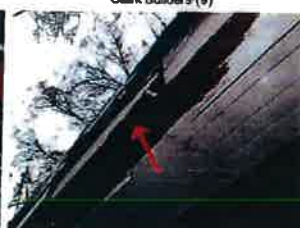
Clark Builders (8)



Clark Builders (9)



Clark Builders (10)



Clark Builders (11)

Appendix "C" - Photographs



Clark Builders (12)

Clark Builders (13)



Clark Builders (14)

Clark Builders (15)



Clark Builders (16)

Clark Builders (17)

Appendix "C" - Photographs



Clark Builders (18)



Clark Builders (19)



Clark Builders (20)



Clark Builders (21)



Clark Builders (22)



Clark Builders (22)

Appendix "C" - Photographs



Clark Builders (24)



Clark Builders (25)



Clark Builders (26)



Clark Builders (27)



Clark Builders (28)



Clark Builders (29)

Appendix "C" - Photographs



Clark Builders (30)



Clark Builders (31)



Clark Builders (32)



Clark Builders (33)



Clark Builders (34)



Clark Builders (35)

FILE COPY



DeKalb County
Historic Preservation Commission

August 20, 2008

**DeKalb County Government
Historic Preservation Commission**

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
104 371-2155 or 404/371 2835(Fax)

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS 995 Springdale RD
Atlanta, GA 30306

PARCEL ID 18 001 06 003

APPLICATION DA July 31, 2008

APPLICAN Kasey Gryboski

MAILING ADDRE 1039 Springdale Rd Ne
Atlanta, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON AUGUST 18, 2008, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

1. Remove the front and left (north) side veneer, replacing it with brick that matches the original. The brick on the south side might also have to be removed, although they will not know for sure until the work is begun.
2. The front terrace is in poor condition and will also be replaced. The final result will duplicate the current terrace, with the exception that the decking may not be bluestone.
3. Replace front door and transom. The door will be a six panel wood door without windows.
4. Replace all windows.
5. Replace soffits.
6. Build rear addition. This will include an attached garage at the front of the driveway. The 8' wall shown on the south side of the addition is not approved.
7. Demolish nonhistoric garage and outbuilding.
8. Install swimming pool, terrace, and cabana.
9. Install metal gate across driveway.
10. Realign front driveway. The new drive will be 10' wide and will be surfaced with plain concrete.
11. Remove four trees, all in the backyard.

DeKalb County Historic Preservation Commission

Wednesday, January 21, 2009 - 7:00 PM

Staff Comments

Regular Agenda

E. 995 Springdale Road (DH), Kasey Gryboski. Demolish house, rebuild it according to plans previously submitted, and change design of front door. 15353

House constructed 1923. (18-001-06-003)

This property is located in the Druid Hills Character Area 1 and the Druid Hills National Register Historic District.

6/05 995 Springdale Road (DH), Jason O. Henderson, trustee. Build swimming pool and pool house, install wall around the backyard, remove several trees, and repair damage to main house and accessory building. Deferred from May. **Denial**

4/06 995 Springdale Road (DH), Eugene Debbs Phillips III. Replace windows, install privacy fence, modify rear roof, and remodel accessory building. 1854 **Part approved with modification, part denied**

5-06 995 Springdale Road (DH), Eugene Debbs Phillips III. Approval accessory building with buffers, terrace on top of sunroom behind the house, and add dormer on rear roof slope. 4627 **Approval as modified**

8-06 995 Springdale Road (DH), Eugene Debbs Phillips III. Expanded accessory building and screening plants. 8544 **Denied**

4-07 995 Springdale Road (DH), Eugene Debbs Phillips, III. Build wall around backyard, screen accessory building with cryptomeria plantings, build pool and pool house, extend the garage, build a granite courtyard with a wall fountain, add a gate to the courtyard from the drive entrance, and landscape well. 13381 **Denied**

8-08 995 Springdale Road (DH), Tom & Kasey Gryboski. Replace brick veneer, windows, and front door; build rear addition, demolish outbuildings, build cabana and install pool. 15040 **Approval as modified**

11-08 995 Springdale Road (DH), Kasey Gryboski. Construct brick walls on south side. 15116 **Approval**

If anyone wants to visit the property, please call the contractor Roy Aeschlimann at 404-216-5659 to schedule an appointment.

Applicant has provided documents from her contractor and from Palmer Engineering, both recommending demolition of the house because of safety issues and damage to the foundation and framing. She states the county inspector, Mike Green, agrees with these estimates. I will obtain a statement from Mr. Green.

Replacement of the foundation, framing and previously approved replacement of windows and brick leaves little of the historic building. Under the circumstances, demolition appears justified. The house will be reconstructed based on the plans previously approved.

Applicant's proposal for a similar front door was denied in August. Applicant has provided additional documentation of doors with multiple lights.

The guideline states: "In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials."

Recommendation

The proposed demolition appears to meet the guidelines and the preservation planner recommends approval. The new door does not appear to meet the guidelines and staff recommends denial.

E. 995 Springdale Road (DH), Kasey Gryboski
page two

Relevant Guidelines

- 6.1.3 *Entrances and Arches (p54) Guideline* - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 7.3.3 *Demolition and Relocation (p75) Guideline* - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission

1. Address of Property: 1254 Stillwood Drive Atlanta, GA 30306
Owner: Scott Samostat, Turkey Property Investment Group, Owner, Telephone: (404) 544-9640
Owner Address: 501 North Ontario Ave. Suite 4013-331, Winter Park, Florida 32789

2. Name of Applicant: Kathleen Curry, Architect - Kathleen Curry LLC
You or your representative may be present at the meeting of the commission, but attendance is not mandatory.
You will be notified of the time, date, and location of the meeting. Email: kcurry@kathleencurry.com
Mailing Address: 3217 Lynsay Drive, Atlanta, GA 30340
Working Telephone: 404-818-6157
Relationship of Applicant to Property Owner: Owner Architect X Contractor
Other

3. Age of Structure: Approximate date of construction for the primary structure on the property and any secondary structures affected by this project 91 Years - Built in 1925

- 4. Nature of Proposed Work
x New Construction Site Preparation/Clearance
x Demolition Moving a Building
Addition Sign Erection or Replacement
New Freestanding Building Repairs or Alterations
Fence Wall Exterior Architectural Features
Exterior Environmental Feature Landscaping
Change Other
Deck or Patio

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are required. (Use extra sheet if necessary.)

FOR COMMENT ONLY

Please see attached comments. Submitting FOR COMMENT ONLY on the possibility of demolishing home at 1254 Stillwood home has been empty, exposed to the elements, for two years after a fire. (Section 4). During that time, no rehabilitation has taken place. A new home will be proposed formally to the Historic Commission. New Owner would like comments from the Historic Commission, to understand if demolition is a possibility, prior to drawing construction documents for a new home on the site.

IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Peachtree Street, Suite 500, Decatur, Georgia 30090. Provide nine (9) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

FOR OFFICE USE ONLY

Date received:

Signature of Applicant

10/24/2016

Initials

Sign given: Yes No

Revised 4/10/15

**AUTHORIZATION OF A SECOND PARTY TO APPLY
FOR A
CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission**

I (We), SCOTT SAMSEL - CEO OF TURNKEY PROPERTY INVESTMENT GROUP, INC.
(owner) (owners) of the property described below or attached, hereby delegate authority to
KATHLEEN CUREY, ARCHITECT
to file an application in (my) (our) behalf.

10/20/16
DATE

[Signature]
OWNER

PLEASE REVIEW THE FOLLOWING INFORMATION

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

Before making any changes to your approved plans, contact the preservation planner (404/371-2155). Some changes may fall within the scope of the existing approval but others will require review by the preservation commission. If work is performed in high priority accordance with your certificate, the Preservation Commission will make a copy and issue order and you may be subject to any penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review will be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner through your project team's completion. **This certificate complies with the same as that approved in the City of Atlanta.** Appropriateness will not supersede any applicable City Ordinance. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 319 5150

Architectural Report | 1254 Stillwood Drive, 30306
Page 1

2016 October 24

Prepared for
Turnkey Investment Group, Inc.
Scott Sampsel
501 North Orlando Ave
Suite #313-331
Winter Park, Florida 32789

Turnkey Investment Group recently acquired the residence located at 1254 Stillwood Drive in August 2016. The one-story home is in Historic Druid Hills, Unincorporated Dekalb County.

The house was hit by a fallen tree nearly two years ago, in Fall/Winter of 2014. Since that time, the previous owner, Kathleen McNulty, has allowed the house to sit vacant for these two years, with its roof trusses demolished and its roofing system gone. Only a tarp has enclosed the home since that time. The house has not been occupied.

In early October, Matt Hammond, the structural engineer, visited the site with Kathleen Curry, the architect. Noticeably, the entire roof system must be rebuilt, and constructed per current building codes. Both the structural engineer and architect are concerned about the quality of the foundation of the existing house for a rebuild. Please see Matt Hammond's structural report attached. He determined that the foundation comprises of only one wythe of brick. He is also concerned that the forces involved during reconstruction could compromise the exterior brick walls, as they are in a fragile state.

Aside from the structural issues of the foundation, and the obvious rebuilding of the roof system, I am also concerned about the amount of brick that was removed from the force of the fallen tree. I believe at the front elevation, several bricks tumbled off the structure, and are now currently piled on site. The brick facade must be rebuilt, with brick to match if possible. The Dekalb Historic Commission does not normally allow painting of brick in Historic Druid Hills. But, reusing the old, former brick, is against current building codes unless the salvaged brick meets current testing; reusing former brick is not advised normally by The Brick Industry Association.

RS08.2.6 Second hand units.

Second hand masonry units shall not be reused unless they conform to the requirements of new units. The units shall be of whole sound materials and free from cracks and other defects that will interfere with proper laying or use. Old mortar shall be cleaned from the unit before reuse.



HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 319-6120

Architectural Report | 1254 Stillwood Drive, 30306
Page 2

Please contact me if you have any questions or concerns.

Thank you,



Kathleen Curry, Architect
Home Work Architectural Studio
Kathleen Curry, LLC
3217 Lynnray Drive
Atlanta, Georgia 30340



HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 819-6150

Architectural Report | 1254 Stillwood Drive, 30306
Page 3



Location of fallen brick at front façade

HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 819-6150

Architectural Report | 1254 Stillwood Drive, 30306
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Demonstrating interior, exposed to the elements for two years after tree fell

HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 819 6150

Architectural Report | 1254 Stillwood Drive, 30306
Page 5



Location of fallen brick at front façade

HOME WORK ARCHITECTURAL STUDIO

Kathleen Curry, LLC
Kathleen Curry, Architect
(404) 319 0150

Architectural Report | 1254 Stillwood Drive, 30306
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Enclosed:
Report from Structural Engineer
Brick Industry Association Technical Bulletin 15



MH STRUCTURES

MH Structures, LLC
1087 Waterbury Close
Powder Springs, GA 30127

October 24, 2016

404-317-0746

Email: mas@mhstructures.com
Website: mhstructures.com

Turkey Investment Group, Inc.
Scott Sampsel
501 North Orlando Ave
Winter Park, Florida 32789

Property: 1254 Stillwood Dr NE, Atlanta, GA 30306

Dear Mr. Sampsel,

On October 5, 2018 I visited the above property to inspect the foundation, wall, and floor structure for a planned renovation. Based on my findings, I have concerns with proceeding with a renovation of the property.

The house was originally built on a crawl space. Since then, a portion of the ground under the house was excavated, and an interior stair was added for access. My inspection inside the crawl space revealed that the foundation wall below the floor level has no structural backing to the brick. Figures 1 and 2 are pictures of the



Figure 2



Figure 1

Also, I used a foundation probe to try and determine the extents of the wall foundation. Probing along the length of the brick wall along the exterior did not reveal any concrete wall footing. I did find the concrete footing for the corner pilaster. Since I did find the pilaster footing, but not the wall footing, I am concerned if the brick is supported by a concrete footing at all. Additional excavation would be needed to determine how the brick is supported. If no footing exists, then extensive work would be needed to support the brick and provide a backing to the brick. This process of trying to provide a foundation for the

MH STRUCTURES

MH Structures, LLC
1087 Waterbury Circle
Powder Springs, GA 30127

404-317-0746

Email: matt@mhstructures.com
Website: mhstructures.com

brick could cause cracking in the brick or brick could be lost since it has no backing structure.

This type of construction poses the following problems for the renovation:

1. The existing floor beams would not be able to support new construction, whether it be a new roof, new addition or both. The building code requires that the existing structure meet current code when the load on the existing structure increases. Since the loading of the existing structure would increase with the renovation, the beams would require additional structural supports.
2. The existing interior floor structure is not capable of carrying the additional loads from a renovation. A new floor would be required to handle these new loads, but the removal of the existing floor poses serious concerns since the existing perimeter floor beams support the exterior wall. The perimeter floor beams would have to be kept in place to support the exterior wall above, and the new floor structure tied back into the existing perimeter floor beams. In my opinion, during construction, the exterior wall could become unstable and could cause an unsafe working environment. Due to the questionable construction methods and delicate state of the structure, it is possible that parts of the exterior wall and brick could be lost unintentionally in the construction process.
3. The existing pilasters are relatively slender and may not be suitable for the additional load of a renovation.

Due to the extent of the existing foundation issues I do not recommend proceeding with the renovation, I would strongly urge you to consider demolishing the existing structure and rebuilding with new construction that would meet the 2012 International Building Code.

Sincerely,

Matt Hammond

Matt Hammond, PE
Structural Engineer
President / Owner
MH Structures, LLC



Figure 3 - Overall picture from the front.

HARRINGTON FIELD INSPECTION REPORT
AND PHOTOS
12-23-23

Harrington Engineers

4615 Jaillette Trace.
Atlanta, Ga. 30349

FIELD INSPECTION REPORT

December 23, 2022

Location: 1853 N. Decatur Rd., Decatur, Ga. Building
Type: Single Family Dwelling
By: B.W. Harrington, Jr., P.E.

Description:

The building sits on a site that slopes down sharply from the street, allowing the basement level to exit directly to grade at the rear. The site levels out in the rear for about 40ft. and then slopes down to a lower level. These topographical changes will pose challenges for any additions to the current residence on site.

The building on the lot is a 2 story wood framed single family dwelling with a partial basement. I understand it was originally constructed in 1941. All of the wood framing members appear to have been from that period. We were able to access the basement area to inspect the existing conditions. It should be noted that some construction practices, especially for single family homes from that period, the 1940's, would not be acceptable today. Such practices are evident in this home, especially in the basement area and flooring throughout the home.

The exterior foundation walls, and the interior basement walls, are constructed of brick. The brick walls appear to be two wythes of un-reinforced and un-grouted brick, which was typical for the 1940 time frame. The transverse interior basement walls are also brick and probably constructed the same as the exterior foundation walls described above. Most of the basement area has been finished to create a habitable space with a very low ceiling height. None of the exterior and interior brick foundation walls have footings supporting them. They are all erected off a 2" to 3" thick unreinforced concrete leveling slabs. Without footings, the structural integrity of the home is threatened.

There is a diagonal, stair-stepped, crack in the driveway side exterior foundation wall that extends down from a small window to the end of the house. This crack has migrated thru the wall and is visible from the interior and exterior near the junction of the driveway foundation wall and the rear foundation wall. The cause of this crack is likely due to the pressure of the soils and weight of the structure causing deflection of the unsupported foundation walls over time. If no remedial action is taken to correct this, these cracks will continue to migrate and enlarge in width. This could lead to additional settlement of the structure and cause significant damage to the structure above.

There has been some remedial work done to the existing transverse brick basement walls that support the vertical cut in the soil that created the basement. Approximately half of this transverse wall, which is brick, has been sistered with a concrete masonry block wall at the interior face. The wall is now leaning, which is caused by the lateral pressure from the retained soil, and the absence of footings to support these walls. Footings help to resist the overturning forces from the retained soil. Without footings, over time, the soil pressures will cause the wall to deflect, or lean, more which will negatively impact the existing structure. Since the floor framing is supported by these unsupported walls, a portion of these soil forces are transferred into the floor above. If these forces are not adequately resisted they can cause the floor to move in the direction of the forces, i.e., toward the rear of the house. push the structure out of alignment from its original position. I have seen similar cases where these forces have pushed the upper floors of the house as much as 2" to 3" out from their original position. The original transverse interior brick basement wall also has a slight lean to it.

It should also be noted that there are several permanent and temporary shores in various locations providing additional support for the original floor framing. The basic floor framing consist of 2x8's @16, which in most cases are too shallow to provide a safe and functional floor with the original spans. Prior

owners have installed several permanent and temporary shores in various locations in an effort to provide additional support for the original floor framing in the basement level and to decrease deflection of the foundation walls.

CONCLUSIONS:

It is my understanding that the current owners require more living space than the approximate 1900 square feet available in the existing residence. They desire to provide space for working at home, for their in laws and for future children. They propose to demolish the existing structure and build a new home on the site to meet these needs. While the County code encourages adding onto the existing historical structure rather than demolishing it, to do so according to estimates from the owners' home builder this would not be economically viable and from an engineering perspective, in my opinion, not reasonably practical.

To accomplish the homeowners' goals, there are theoretically three possible alternatives:

1. Demolish the existing structure and rebuild a new building with the spaces and infrastructure that would meet current codes, or:
2. Renovate the existing structure and add to it get the space desired.
3. Do nothing and leave as is.

Alternative 1 is pretty straight forward and will achieve the owner's goals in part. However, Alternative 2 would retain the exterior appearance but it will require major alterations to the existing structure. Based on my experience and attempting to adhere to the current Building Code, I would anticipate the following work would be required:

1. The exterior unreinforced and un-grouted brick foundation walls, as well as the interior brick foundation walls, do not have footings to support them, which is required by current Building Codes. New concrete footings for all of these walls will be required not just because the current code would require it but because any addition to the existing structure would require a foundation with footings to support the increased loads from additions needed to give the homeowners the space desired. This will require extensive shoring of the existing exterior wood frame walls and floors and removal of the existing brick foundation wall. New footings should be poured and new foundation walls rebuilt. This will require digging around the existing foundation walls and repouring new walls with footings. While this process is done frequently with old structures, it should be noted that there is a risk that the mere process of removing the soils from around the existing foundation walls could cause damage to the remaining structure. It could crack and buckle; the existing floors could shift; it could cave in and irreparable damage to the structure could occur. In my experience due to the risks involved in excavating around old foundations, other property owners when faced with this option chose not to undertake the risk. Given the poor building practices used to erect the current residence, it is likely that there are other defects not visible upon exterior inspection that will become visible upon excavation of the foundation. Mere construction activity on this site may also cause cracking and crumbling of this fragile foundation.
2. The 1st level floor joist will require new permanent supports to shorten the spans or deeper joist added to them so they can safely span to their original permanent supports. We would recommend that deeper or additional joist be added to safely span to the original supports so the temporary shoring can be removed. This will ensure continuous load paths to the foundations for the loads generated by the roof and 2nd and 1st floors.
3. The interior brick basement walls that are retaining approximately 5 to 6 feet of earth will have to be re-structured to function as conventional retaining walls. Currently, these walls do not have footings beneath them, nor are they reinforced. Based on their current construction, there is no way we can certify the structural integrity of these walls to retain the earth or support the building loads currently above, let alone any additional loads necessary to accommodate additional space desired by the homeowners. At a minimum, We recommend that new cantilevered masonry retaining walls and footings be constructed flush with the face of the existing brick walls; or construct masonry piers and footings perpendicular to the existing brick wall at approximately 4ft. on center.

4. The existing finished basement area is on two levels. Access between the levels is by a short stair, approximate 2-3 treads that each are about a foot high. Access to this stair is restricted by a kitchen counter constructed about 12" from the last tread. All of this area should be re-arranged to be more reasonably accessible.
5. The current ceiling height on both levels of the basement is very close to the minimum allowed by Building codes. The current ceiling height appears to be approximately 6'-6". It probably should be a minimum of 7ft everywhere for safety and in order to conform to the current building codes.
6. The additional space needed and desired by the homeowners will be more than 50% of the aggregate area of the building. Per my understanding of the International Residential Code for One and Two Family Dwellings adopted by DeKalb County, this would amount to an "Alteration-Level 3" requiring compliance with current code. All of the electrical and mechanical systems will have to be brought up to current Code standards. However, any plumbing or electrical penetrating the existing joists will have to be removed in total, and rerouted, for the required new joist additions.

I have reviewed the estimate provided by Homeside Construction for work to rehabilitate the existing structure such that it can be safely added onto and am of the opinion that rehabilitation of the existing structure is not economically feasible and depending upon the fragility of the foundation walls (which will not be known until excavated) may not be technically feasible. I note that staff in its report submitted to the HPC in October of 2022, seemed to suggest that because my report of September 29, 2022, presented "an option ...to renovate/rehabilitate the house", that somehow I was of the expert opinion that renovation/rehabilitation was reasonably feasible. That is not the case and I wish to correct that impression. In my opinion, given the cost, the needed engineering, and the risk of irreparable damage to the existing structure by performing the necessary foundation work, it is NOT reasonably feasible to renovate/rehabilitate the existing home on the property.

Alternative 3, If selected, will leave a building that will continue to deteriorate over the next few years and probably not be able to be sold to a new buyer. Based on my experience, given the massive cost and risks associated with Alternative 2, if demolition is not approved, property owners in situations similar to the subject owners will likely chose Alternative 3, which does nothing to enhance the as-built environment or the integrity of the building. Moreover, If the owner cannot implement the recommendations above and only renovates the interior, It is my opinion that the continuing settling and lateral movement of the foundations will cause structural problems that will require extensive work to repair in the future.

In summary, there are two major issues impeding feasibility of this home for rehabilitation and renovation to accommodate the property owners' needs: 1) its non-conforming foundation system, i.e. no footings under the foundation walls and unsafe interior brick retaining walls, and 2) the over spanned floor joist at the 1st and 2nd floors. Even though the house may visually appear to be functioning alright now, the deficiencies noted above still exist and must be addressed before the home can be added onto. We offered 3 alternatives; 1)Demolish and rebuild, 2)perform major renovation and rehabilitation, and 3)Do nothing. Due to the extensive work required and potential risks to the structural integrity posed by Alternative 2 to rehabilitate the building, and the fact that Alternative 3 does not benefit anyone, my recommendation is to select Alternative 1, demolish and rebuild, I think this is the most realistic and viable solution

If you have any questions regarding the above, please call.



Cracking within the brick cavity stem wall indicate disproportionate settling throughout the foundation due to movement in the soil over time and a lack of footings to properly disperse the weight of the structure above.

Cracking is also seen in the concrete slab of the former screen room, another indication of movement within the foundation structure. This visual indicator reveals movement within the entire rear third of the structure.





Existing brick cavity stem walls throughout show multiple attempts to point, patch and stabilize settling damage. Attempts as late as 3 years ago are already showing signs of failure.

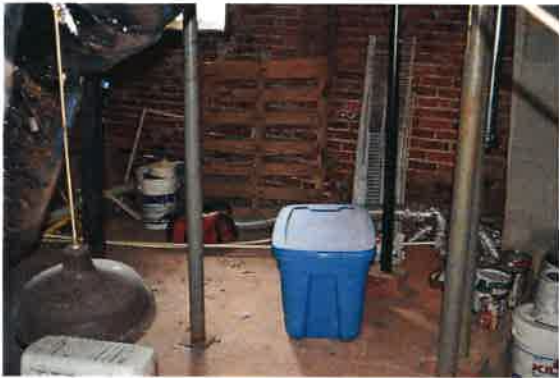
Extensive cracking in the poured concrete floor of the crawlspace show further settling and soil instability below due to the 15%+ grade and long-term drainage issues.



2x8 Floor joists are over spanned 36" average. Sagging entry level floors have been supported via multiple screw jacks in the Crawl/basement. However, 2nd floor joists would require removal of all ceilings, electrical and plumbing to facilitate 'sistering' of all joists.

In an effort to preserve and reinforce the existing structure, the owners had multiple screw jacks installed in addition to CMU walls to counteract the failure of the existing foundation system.

The photo to the right indicates persistent water intrusion under the original cavity stem walls and thru. the new CMU retaining wall



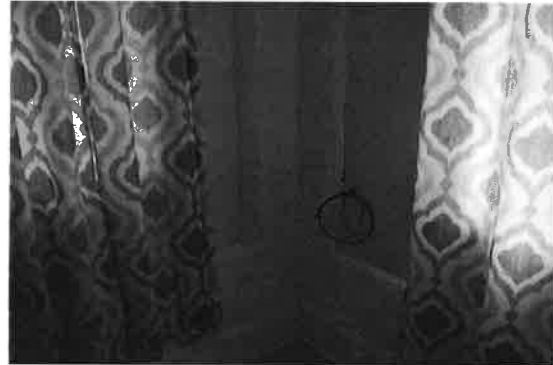
Retrofit steel bracing is supporting over-spanned floor joists, inadequate beams, and a suspended concrete slab. This level is rendered effectively unusable although the bracing employed is still insufficient.

The CMU wall installed three years ago is already showing signs of failure (leaning) and continued water intrusion.



The pillars are showing cracking and signs of settling and unsupported movement.

Terrace level Ceilings are showing deflection from the over spanned floor joists above



The tile flooring in the terrace level is uneven due to movement in the grade slab below.

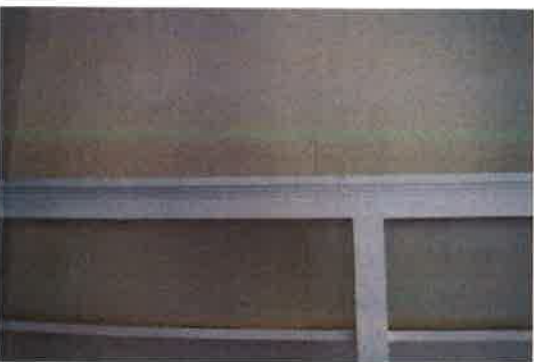
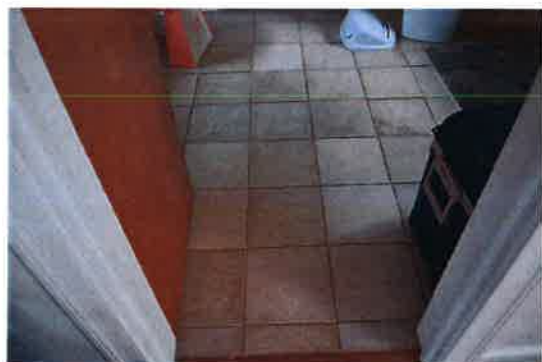
Metal columns have been installed in an effort to support the entry level above. It is unclear if footing were installed to support the columns.



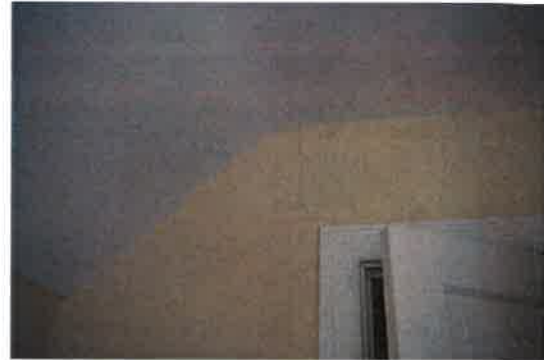
Within the scope of supporting the structure, the homeowners also performed cosmetic repairs throughout the interior of the home. Within 3 years the entry level walls show cracking in the drywall/plaster in numerous areas of the ceiling and wall surfaces, illustrating further movement of the structure post-repair.

In addition to cracking of drywall/plaster, extensive damage can be seen in the tile flooring of the kitchen, and separation within the hardwood flooring due to structure movement .

Uneven floor joists can be seen and felt throughout the entry level.



Walls on the upper-level present cracks over doorways, windows, and throughout walls in every room. Baseboard trim illustrates the movement of the floor joists below via gapping. Bathroom floor tiles have separated, unable to withstand the fluctuation of the over spanned floor joists below. Patching measures can be seen throughout that have already separated significantly in 3 years alone.



SINGLETERRY RESIDENCE

1853 NORTH DECATUR RD,
ATLANTA, GA 30307

CERTIFICATE OF APPROPRIATENESS DESIGN SET



KEY PLAN

KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
01	CERTIFICATE OF APPROPRIATENESS	01/27/2023

Sec1

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COVER SHEET

Project No. 22080

Drawing No.

Date 01/27/2023

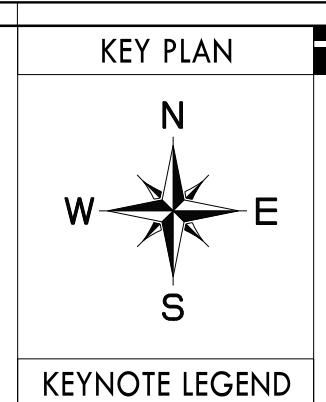
Scale

A0.0

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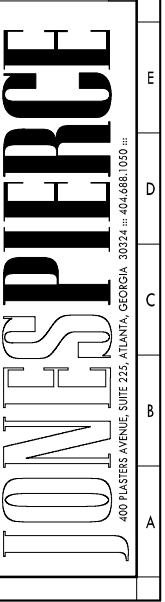
KEYNOTE LEGEND

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No.	REVISIONS/SUBMISSIONS	Date
Sec1		

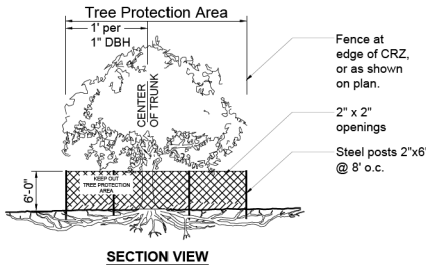
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DIRT STATEMENT/ CUT & FILL	
CUT: ±14,560 cubic feet (539 cubic yards)	
FILL: 12,810 cubic feet (474 cubic yards)	
HAUL OFF: ±1,990 cubic feet (65 cubic yards)	
LOT COVERAGE ZONE: R-75	
NET LOT AREA:	18,579 S.F. (0.43 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE:	6,503 S.F. (35% OF NET LOT AREA)
PROPOSED LOT COVERAGE:	
HOUSE FOOTPRINT (INCL. PORCHES & GARAGE):	4,733 S.F.
DRIVEWAY:	1,766 S.F.
(*POOL NOT INCLUDED)	
TOTAL PROPOSED LOT COVERAGE:	6,499 S.F.
	✓ 34.9% OF NET LOT AREA
MAXIMUM HEIGHT:	35'

SITE PLAN	
Project No.	22080
Date	01/27/2023
Scale	

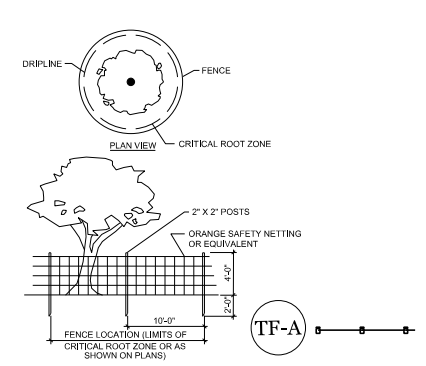


TREE PROTECTION FENCE - DET. B: CHAIN LINK



- Notes:
- No construction activity w/in CRZ, including no storing or stacking materials. Under no circumstances should the fence be trenched in.
 - Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

TREE PROTECTION FENCE - DET. A



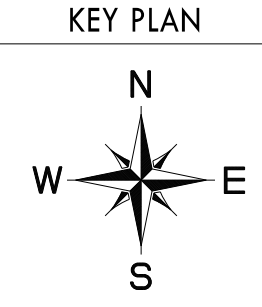
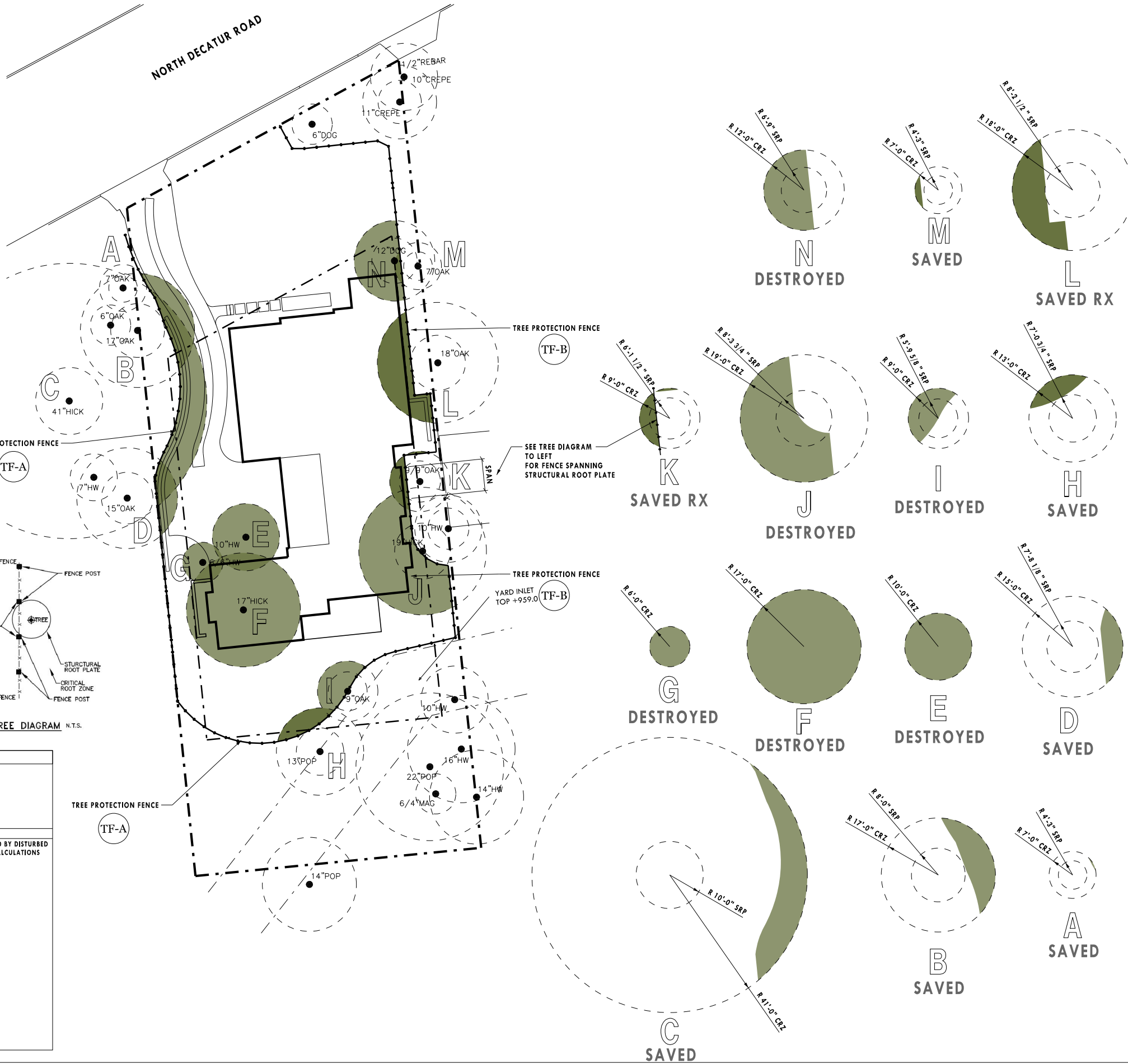
TREE CALCULATIONS

1. ROOT SAVE AREA (RSA) = CIRCLE SURROUNDING TREE W/ RADIUS OF 1.25 FT PER 1 IN OF TRUNK DIAMETER

2. MAX. ALLOWABLE INTRUSION INTO ROOT SAVE AREA = 20%

3. IMPACTED TREE = INTRUSION INTO ROOT SAVE AREA IS GREATER THAN 20% BUT NOT GREATER THAN 33%

TREE NO.	SPECIES	DIAMETER	C.R.Z.	INTRUSION SF/%	IMPACTED	NOTES
A	OAK	7"	154 SF	2 SF / 1.2%	NO	ONLY TREES IMPACTED BY DISTURBED AREA INCLUDED IN CALCULATIONS
B	OAK	17"	908 SF	176 SF / 19%	NO	
C	HICKORY	41"	5,281 SF	441 SF / 8%	NO	
D	OAK	15"	707 SF	99 SF / 14%	NO	
E	HW	10"	314 SF	314 SF / 100%	YES	
F	HICKORY	17"	908 SF	908 SF / 100%	YES	
G	HW	6"	113 SF	113 SF / 100%	YES	
H	POP	13"	531 SF	78 SF / 15%	NO	
I	OAK	9"	255 SF	126 SF / 49%	YES	
J	HICKORY	19"	1134 SF	626 SF / 55%	YES	
K	OAK	9"	255 SF	59 SF / 23%	RX	
L	OAK	18"	1018 SF	272 SF / 23%	RX	
M	OAK	7"	154 SF	13 SF / 8%	NO	
N	DOG	12"	452 SF	269 SF / 60%	YES	



KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
N	DESTROYED
M	SAVED
L	SAVED RX
K	SAVED RX
J	DESTROYED
I	DESTROYED
H	SAVED
G	DESTROYED
F	DESTROYED
E	DESTROYED
D	SAVED
C	SAVED
B	SAVED
A	SAVED

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TREE PROTECTION PLAN

Project No.	22080	Drawing No.	A0.4
Date	01/27/2023		
Scale			

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KEYNOTE LEGEND

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Seal

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MODEL VIEW

Project No. 22080 Drawing No.

Date 01/27/2023

Scale A0-5.1

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A,1 FRONT VIEW

N/A



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KEYNOTE LEGEND

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MODEL VIEW

Project No. 22080 Drawing No.

Date 01/27/2023

A0-5.2

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A,1 NORTHWEST VIEW
N/A

KEY PLAN

KEYNOTE LEGEND

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MODEL VIEW

Project No. **22080** Drawing No.

Date **01/27/2023**

Scale

A0-5.3

A,1 WEST SIDE ELEVATION

N/A



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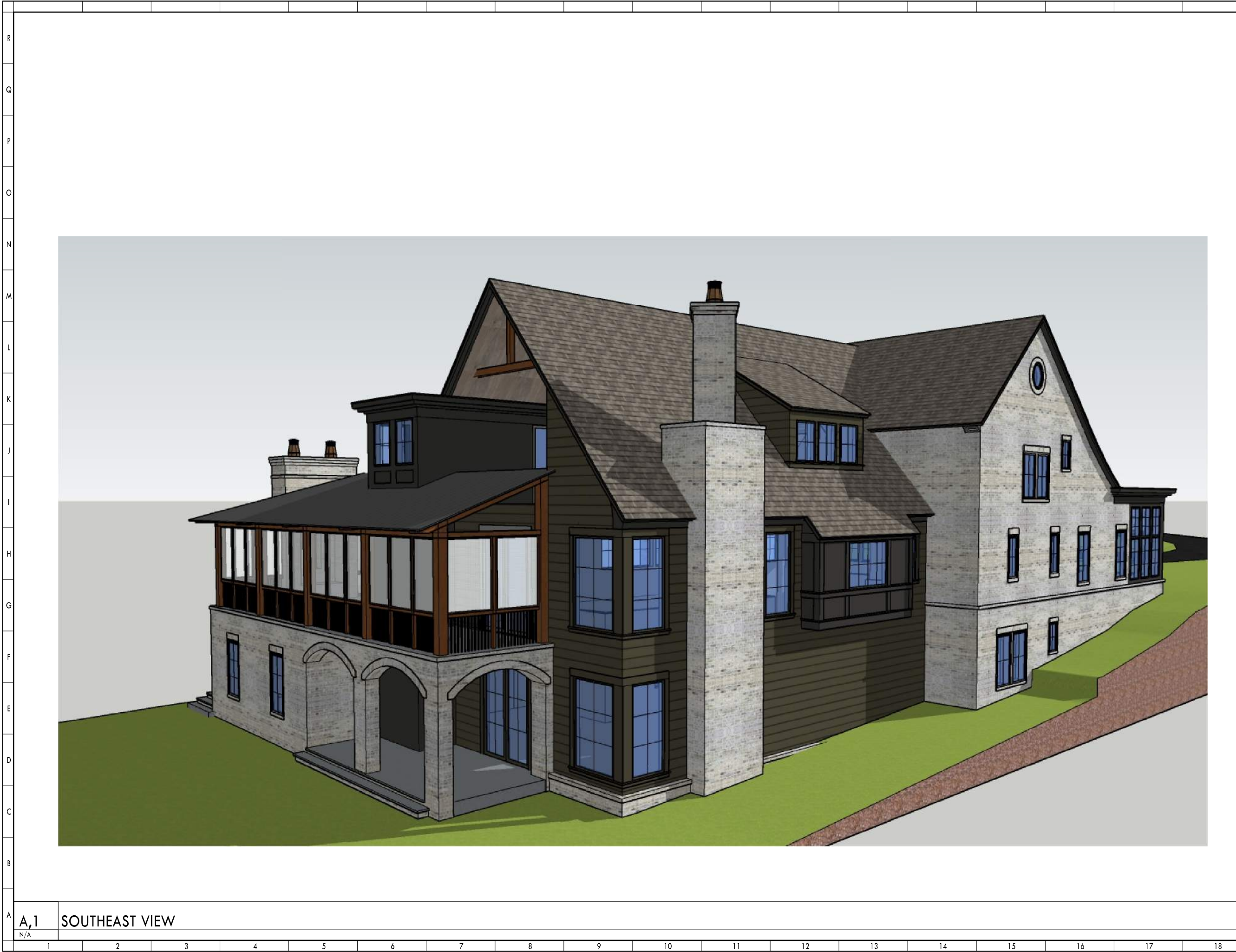
MODEL VIEW

Project No.	22080	Drawing No.	
Date	01/27/2023	Scale	A0-5.4

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A,1 REAR (SOUTH) VIEW
 N/A



KEY PLAN

KEYNOTE LEGEND

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MODEL VIEW

Project No.	22080	Drawing No.	
Date	01/27/2023	Scale	A0-5.5

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A,1 SOUTHEAST VIEW
N/A

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KEY PLAN

KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
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MODEL VIEW

Project No. 22080 Drawing No.

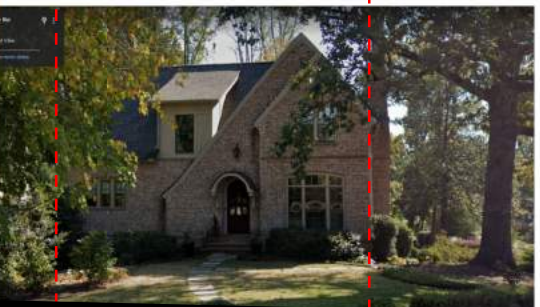
Date 01/27/2023 Scale

A0-5.6

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JONES PIERCE
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KEY PLAN

KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
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BLOCK FACE EXHIBIT PROPOSED

Project No. 22080 Drawing No.

Date 01/27/2023

A0.6

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KEY PLAN

KEYNOTE LEGEND

SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484
1853 NORTH DECATUR RD, ATLANTA, GA 30307

01	CERTIFICATE OF APPROPRIATENESS	01/27/2023
No.	REVISIONS/SUBMISSIONS	Date

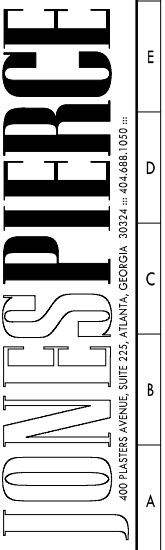
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BLOCK FACE EXHIBIT EXISTING

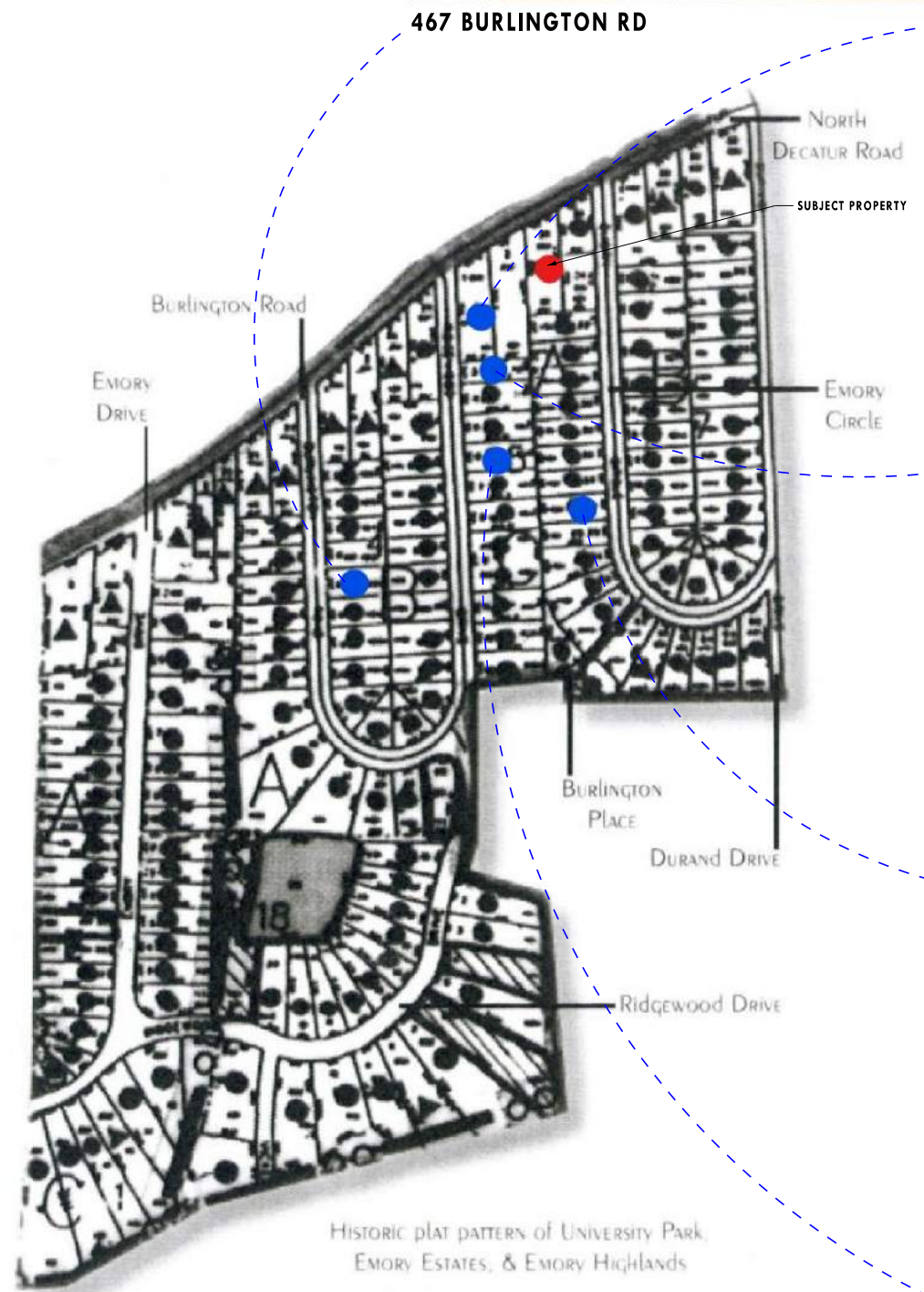
Project No. 22080 Drawing No.

Date 01/27/2023 Scale

A0.7



A,1 BLOCK FACE EXHIBIT WITH EXISTING HOME



467 BURLINGTON RD



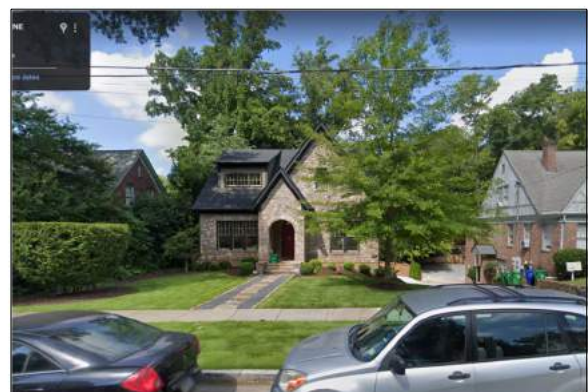
1839 N DECATUR RD



1907 RIDGEWOOD DRIVE



480 EMORY CIRCLE



1891 RIDGEWOOD DR

KEY PLAN

KEYNOTE LEGEND

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CHARACTER AREA STYLE INFLUENCES

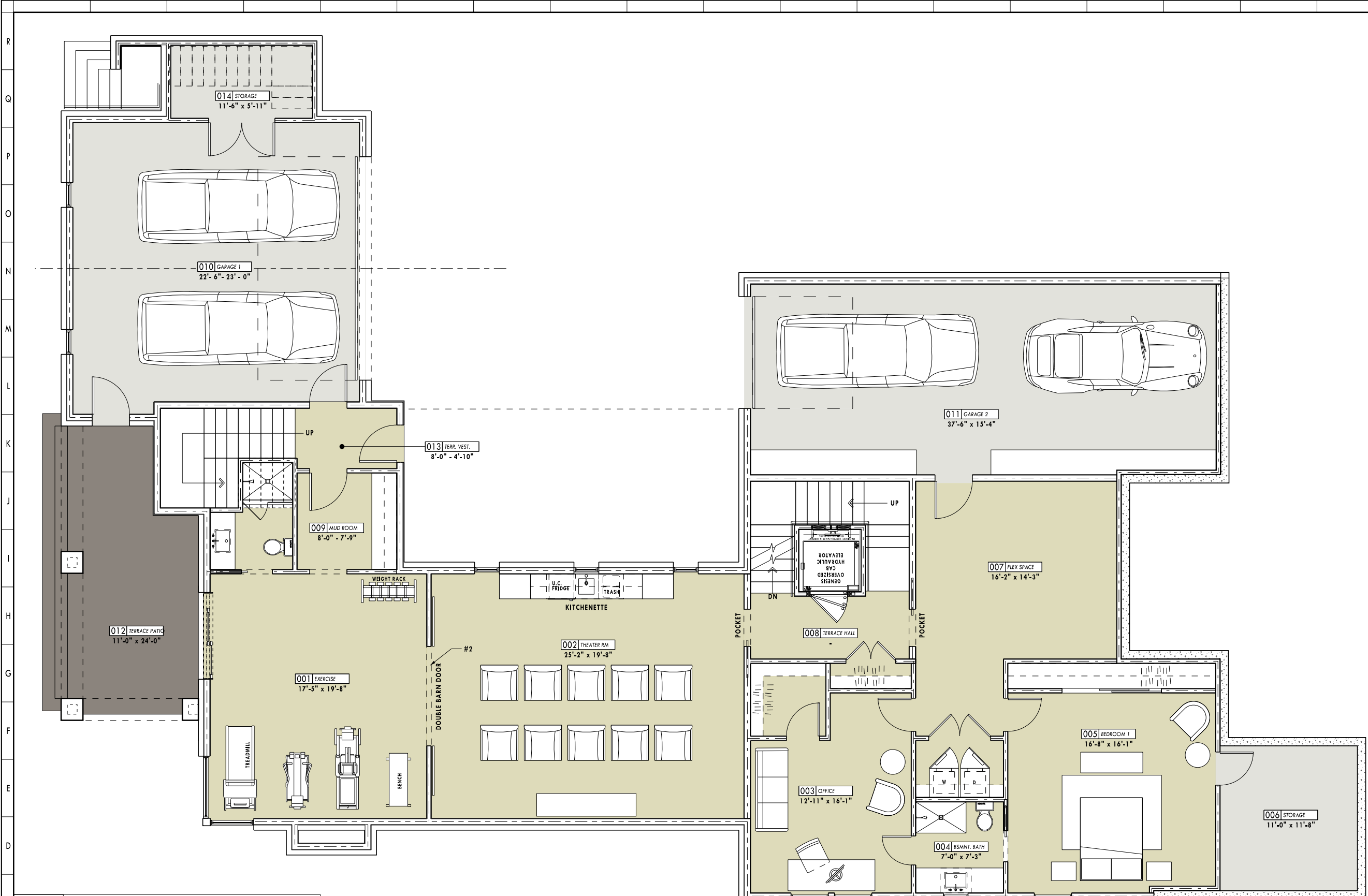
Project No. 22080 Drawing No.

Date 01/27/2023 Scale

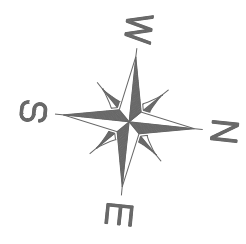
A0.8

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JONES PIERCE
400 PLASTERS AVENUE, SUITE 215, ATLANTA, GEORGIA 30324



KEY PLAN



KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
01	CERTIFICATE OF APPROPRIATENESS	01/27/2023

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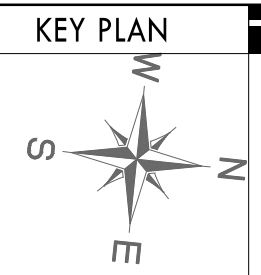
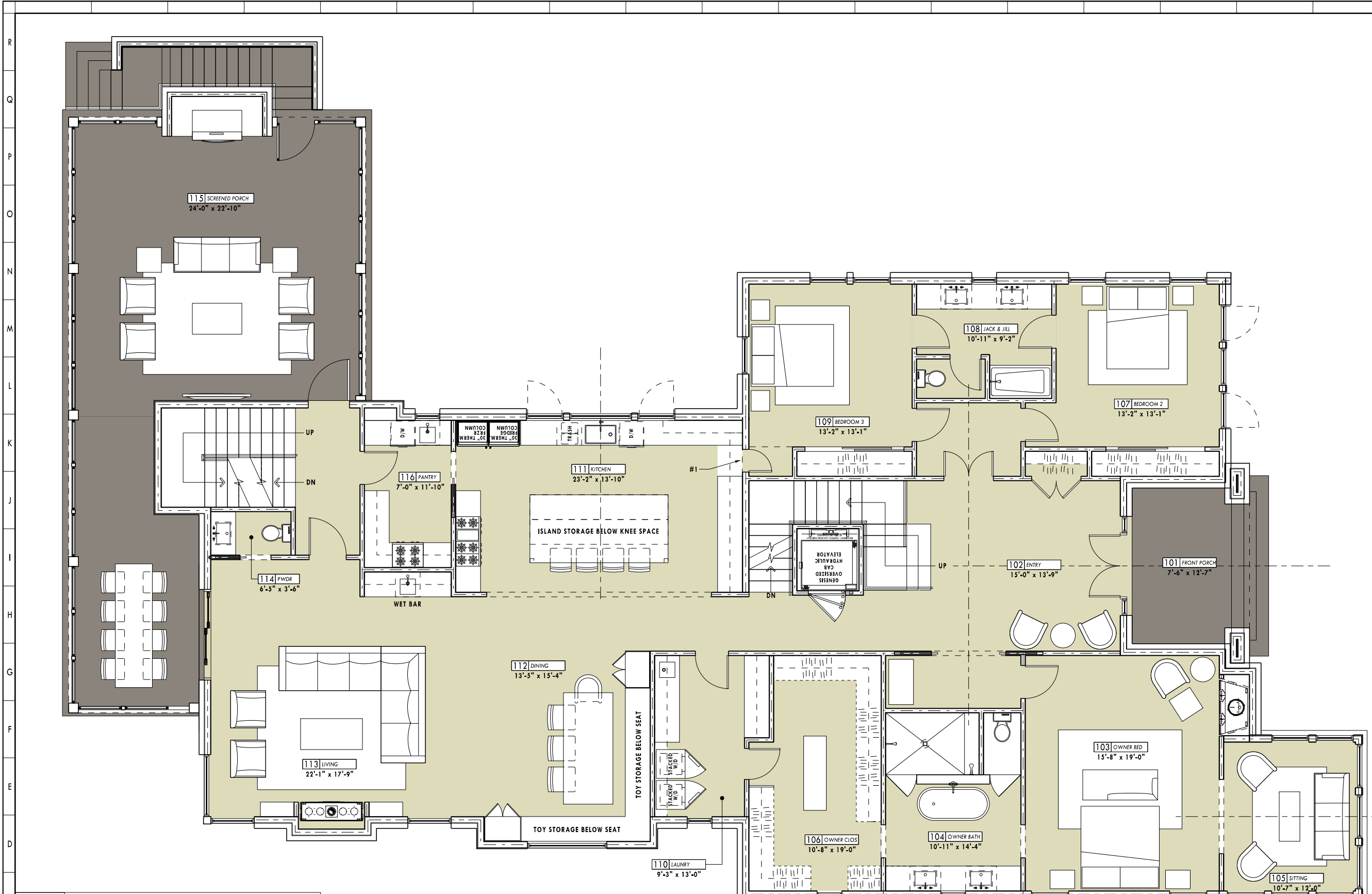
C,1 TERRACE FLOOR PLAN <small>1/4" = 1'-0" 1/8" = 1'-0" WHEN PRINTED ON 11X17</small>	
A,1 AREA CALCULATIONS <small>NO SCALE</small>	A,7 PLAN NOTES <small>NO SCALE</small>
HEATED: 2,354 SQ.FT. GARAGE: 1,230 SQ.FT. REAR PORCH: 268 SQ.FT. UNFINISHED STORAGE: 143 SQ.FT.	#1 FULL HEIGHT BUILT-IN #2 PAIR OF 4' DOUBLE BARN DOORS



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TERRACE LEVEL FLOOR PLAN	
Project No. 22080	Drawing No.
Date 01/27/2023	
A1-0	

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KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
01	CERTIFICATE OF APPROPRIATENESS	01/27/2023

C,1 MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0" 1/8" = 1'-0" WHEN PRINTED ON 11X17

A,1	AREA CALCULATIONS	A,7	PLAN NOTES
NO SCALE	NO SCALE	NO SCALE	NO SCALE

NO SCALE	NO SCALE
----------	----------

HEATED:	3,456 SQ.FT.	#1	"SECRET" MILLWORK DOOR TO BEDROOM 3
FRONT PORCH:	128 SQ.FT.	#2	
REAR PORCH:	837 SQ.FT.		



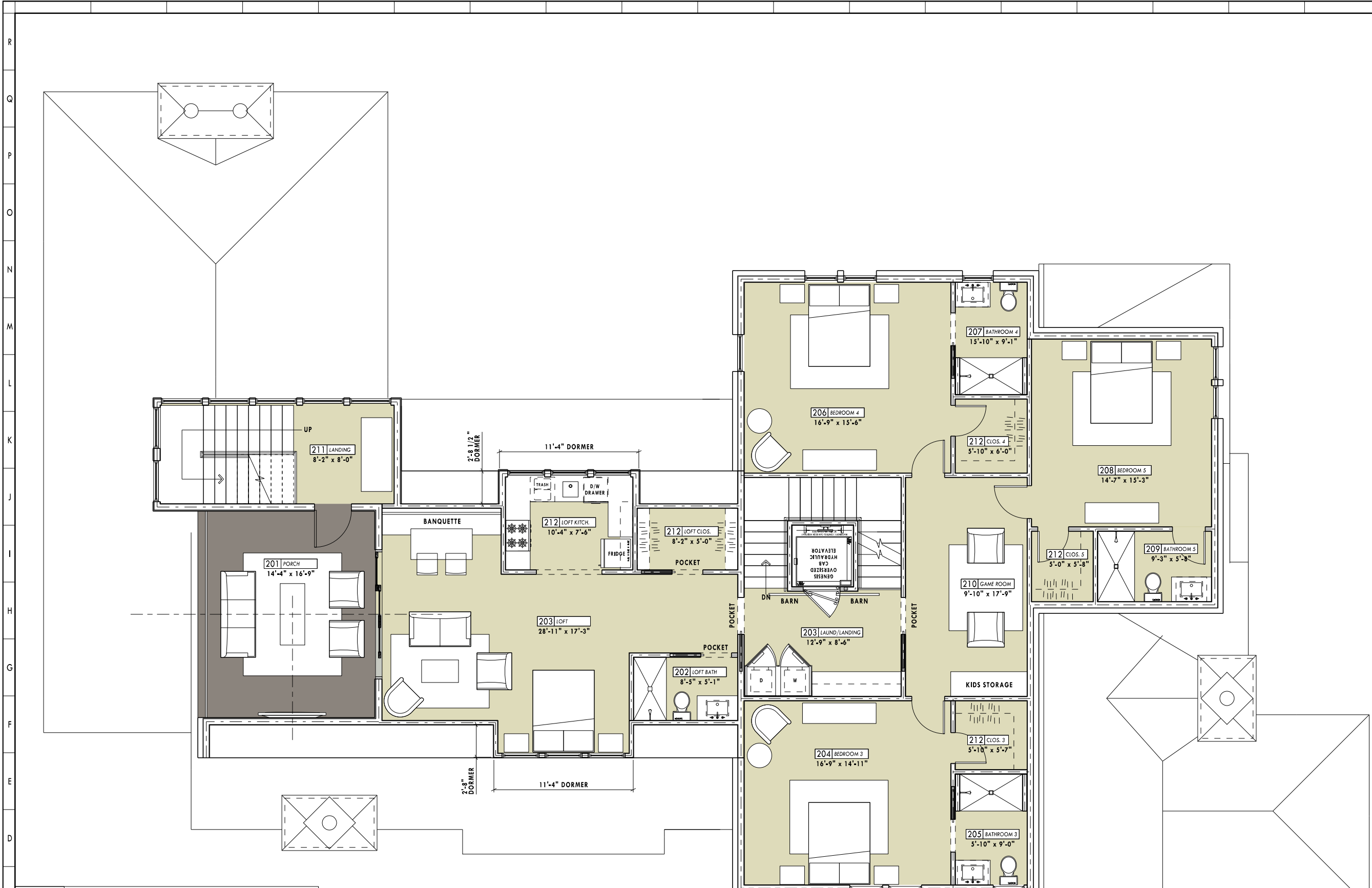
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MAIN LEVEL FLOOR PLAN

Project No. 22080 Drawing No.
 Date 01/27/2023

Scale: **A1-1**

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SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484
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KEY PLAN

KEYNOTE LEGEND

01	CERTIFICATE OF APPROPRIATENESS	01/27/2023
No.	REVISIONS/SUBMISSIONS	Date
Scale		

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SECOND LEVEL FLOOR PLAN

Project No. 22080 Drawing No.

Date 01/27/2023

Scale



C,1	SECOND LEVEL FLOOR PLAN
1/4" = 1'-0" 1/8" = 1'-0" WHEN PRINTED ON 11X17	
A,1	AREA CALCULATIONS
NO SCALE	
A,7	PLAN NOTES
NO SCALE	

HEATED: 2,196 SQ.FT.
PORCH: 223 SQ.FT.

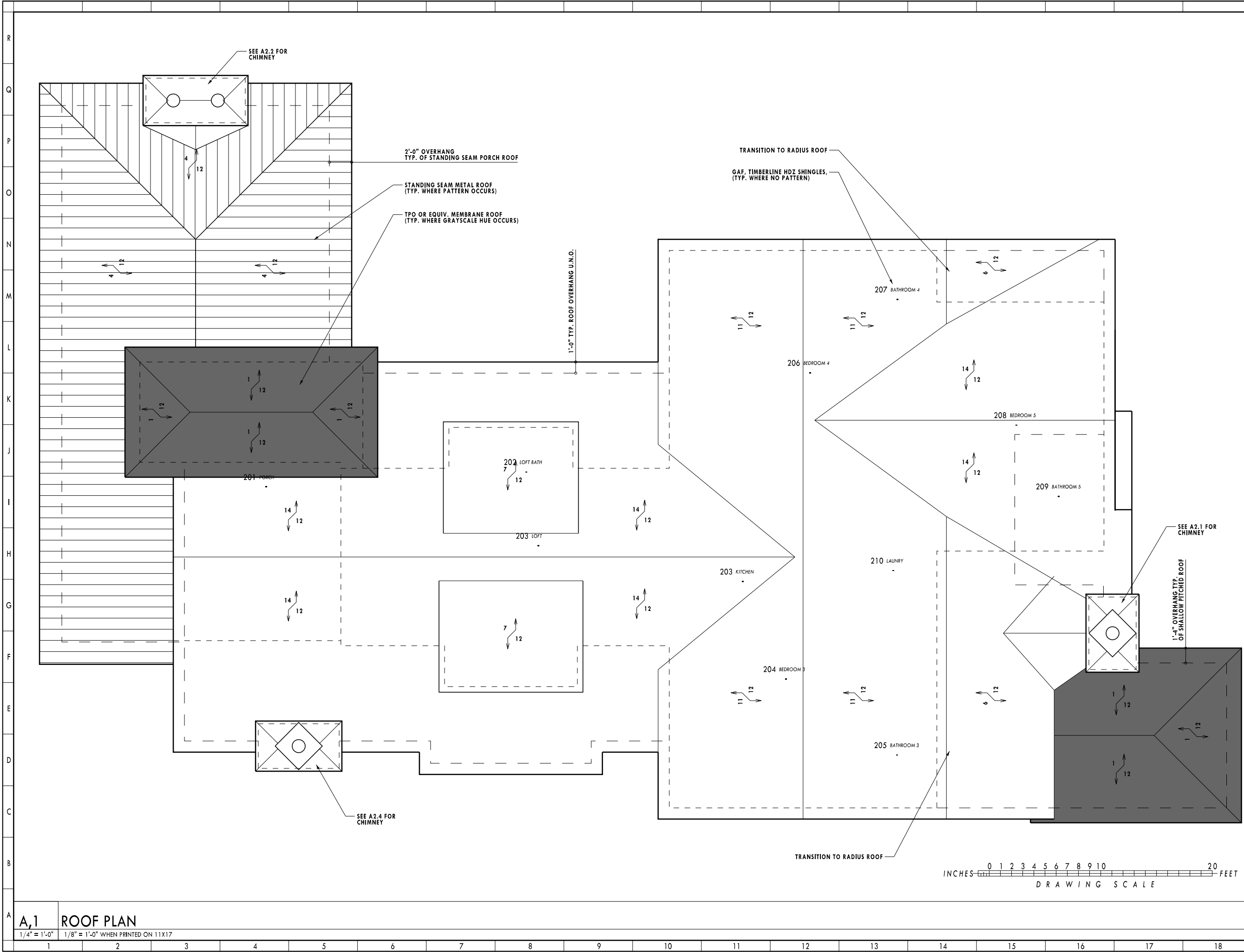
SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484

1853 NORTH DECATUR RD., ATLANTA, GA 30307

JONES PIERCE

400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324

A1-2



KEY PLAN

KEYNOTE LEGEND

01	CERTIFICATE OF APPROPRIATENESS	01/27/2023
No.	REVISIONS/SUBMISSIONS	Date
Sec1		

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ROOF PLAN

Project No. 22080 Drawing No.

Date 01/27/2023

Scale



A,1 ROOF PLAN

1/4" = 1'-0" 1/8" = 1'-0" WHEN PRINTED ON 11X17

SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484

1853 NORTH DECATUR RD, ATLANTA, GA 30307

JONES PIERCE

400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324 :: 404-688-1050 ::

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STANDING SEAM METAL ROOF - REAR PORCH ROOF
SHEFFIELD METALS
COLOR: CHARCOAL GRAY



STAIN CONCEPT
FRONT ENTRY DOOR AND SIDELITES
REAR PORCH TIMBERS, POSTS, & RAILING



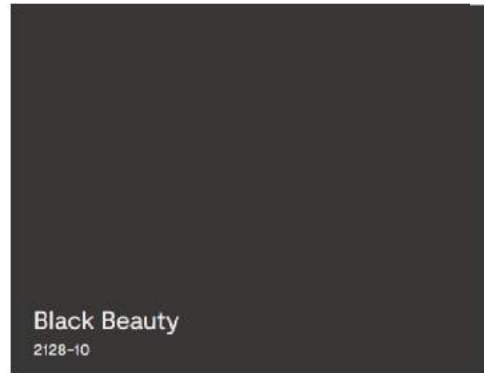
ROOF SHINGLE - PRIMARY ROOF
GAF - TIMBERLINE HDZ SHINGLES
COLOR: WEATHERED WOOD



PAINT COLOR - SIDING
BENJAMIN MOORE - RIVER ROCK
7" EXPOSURE SIDING AT REAR WING
(INCLUDING TRIM OCCURRING IN THESE AREAS)



BRICK - MAIN HOUSE BODY
CHEROKEE BRICK - BROOKHAVEN GEORGIA CLASSIC
MODULAR SIZE - 3 5/8" x 7 5/8" x 2 1/4"



PAINT COLOR - WINDOW BAYS
BENJAMIN MOORE - BLACK BEAUTY
(SITTING ROOM, STAIR TOWER, DINING BUMP-OUT
& TRIM OCCURRING IN THESE AREAS)



3D RENDERING OF FRONT ELEVATION

KEY PLAN

KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
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MATERIAL BOARD	
Project No.	22080
Drawing No.	
Date	01/27/2023
Scale	
A2-0	

SINGLETERRY RESIDENCE, NAOMI AND DJ
 OWNER CONTACT: (302) 858-6484
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KEY PLAN

KEYNOTE LEGEND

180 University Park / Emory Highlands / Emory Estates Character Area

Building Characteristics:

1 Scale: Good example of English Vernacular Revival style.

Type: single-family detached dwellings

2 Style: primarily English Vernacular Revival and Colonial Revival, Craftsman also represented, especially in University Park area

3 MATERIAL: primarily brick veneer exterior; limited weatherboard siding and asbestos; weatherboard most common in University Park; granite used as accent material around entrances and porches and in chimneys

4 Roof Form: predominant side gable main roof with cross hips and gables; English Vernacular Revival examples display steeply-pitched front-facing gables

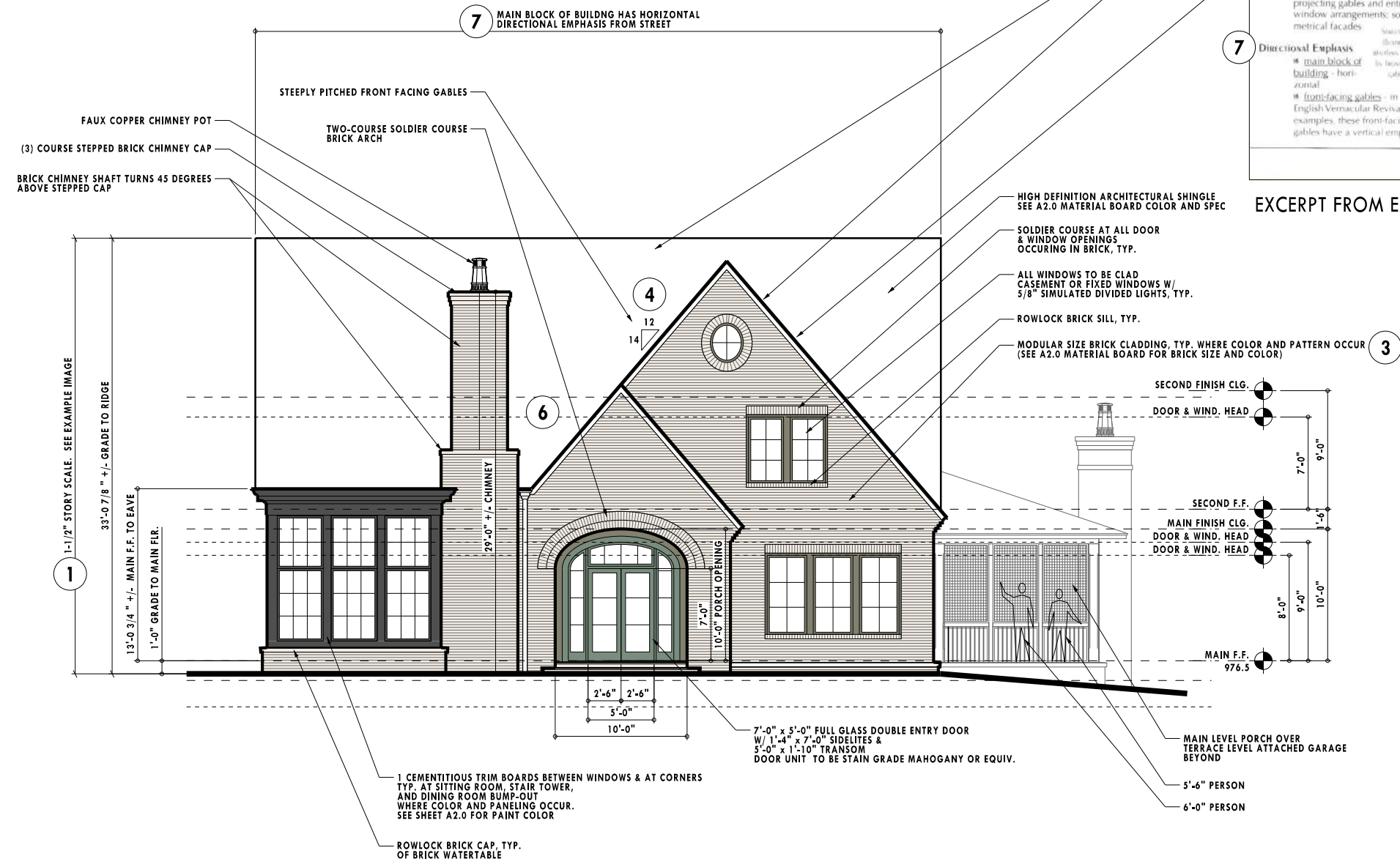
5 Roof Pitch: moderate pitches main side gable; steeply-pitched projecting bays

6 MASSING: asymmetrical front facade with multiple building elements such as projecting gables and entrances, dormers, chimneys, and variety of window arrangements; some Colonial Revival examples with symmetrical facades

7 Directional Emphasis: Street view illustrating attention created by front-facing gables. main block of building - horizontal; front-facing gables - in English Vernacular Revival examples, these front-facing gables have a vertical emphasis

The Emory Compass Page III

EXCERPT FROM EMORY ESTATES GUIDELINES



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EXTERIOR ELEVATIONS

Project No.	22080	Drawing No.	
Date	01/27/2023		
Scale			

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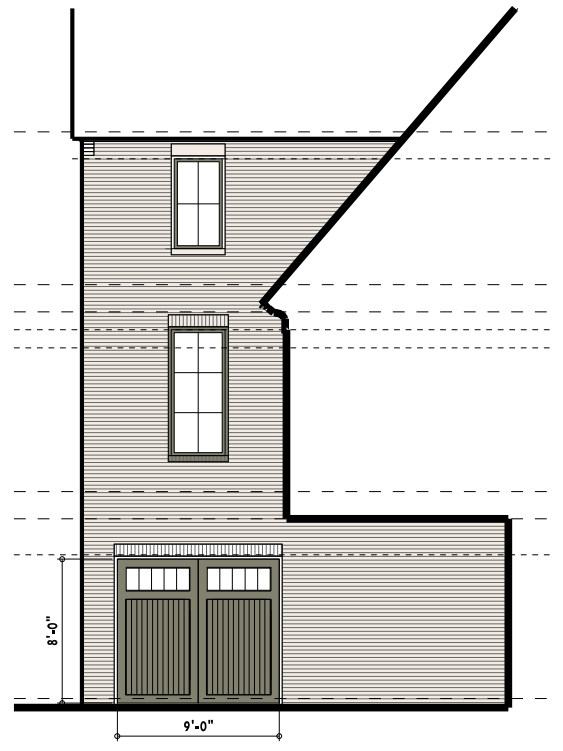
1853 NORTH DECATUR RD, ATLANTA, GA 30307

JONES PIERCE
400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324 :: 404-688-1050 ::

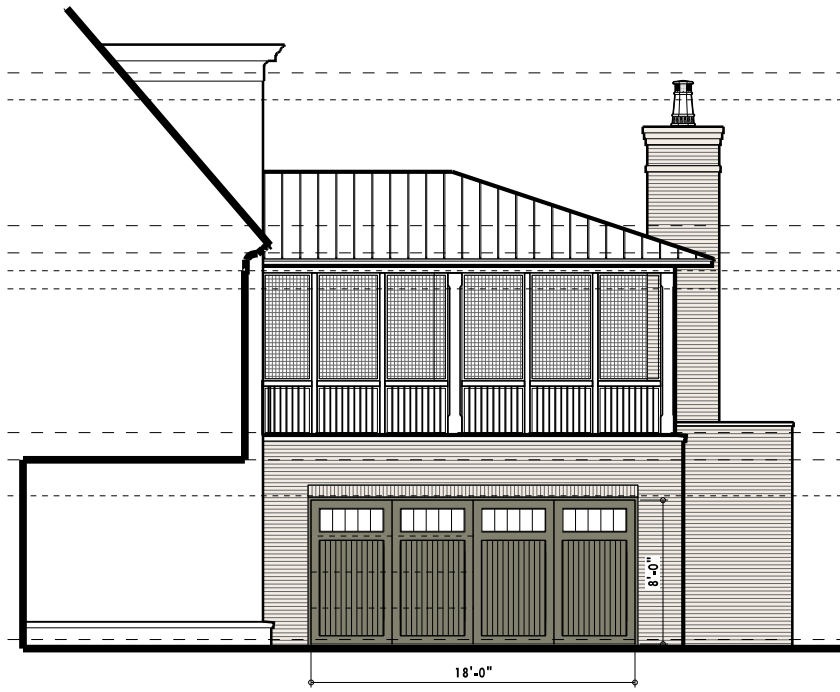
A,1 EXTERIOR ELEVATIONS - FRONT (NORTH) ELEVATION

3/16" = 1'-0" 3/32" = 1'-0" WHEN PRINTED ON 11X17

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PARTIAL SECTION 'B' - GARAGE DOOR



PARTIAL SECTION 'A' - GARAGE DOOR



KEY PLAN

KEYNOTE LEGEND

No.	REVISIONS/SUBMISSIONS	Date
01	CERTIFICATE OF APPROPRIATENESS	01/27/2023

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EXTERIOR ELEVATIONS

Project No.	22080	Drawing No.	
Date	01/27/2023	Scale	

A2-2

SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484
 1853 NORTH DECATUR RD, ATLANTA, GA 30307
JONES PIERCE
 400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324 :: 404-688-1050 ::

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KEY PLAN

KEYNOTE LEGEND

01	CERTIFICATE OF APPROPRIATENESS	01/27/2023
No.	REVISIONS/SUBMISSIONS	Date
Sec1		

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EXTERIOR ELEVATION

Project No.	22080	Drawing No.	
Date	01/27/2023	Scale	

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SINGLETERRY RESIDENCE, NAOMI AND DJ OWNER CONTACT: (302) 858-6484

1853 NORTH DECATUR RD, ATLANTA, GA 30307

A,1 EXTERIOR ELEVATIONS - REAR (SOUTH)

3/16" = 1'-0" 3/32" = 1'-0" WHEN PRINTED ON 11X17

A2-3



KEY PLAN

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EXTERIOR ELEVATIONS

Project No.	22080	Drawing No.	
Date	01/27/2023	Scale	

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1853 NORTH DECATUR RD, ATLANTA, GA 30307

JONES PIERCE
400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324 :: 404-688-1050 ::

A2-4

A,1 EXTERIOR ELEVATIONS - EAST SIDE
1/4" = 1'-0" 1/8" = 1'-0" WHEN PRINTED ON 11X17

DATE: 13 February 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS APPLICATION, 1853 N. DECATUR ROAD (TAX PARCEL: 18-052-05-035)

Dear Members of the DeKalb County Historic Preservation Commission:

We would like to object once again to the proposed demolition of the existing house at 1853 N. Decatur Road in the University Park/Emory Highlands /Emory Estates Character Area. We have expressed the basis of our objections in documents previously submitted to you and hereby invite you to review them at your convenience. **Moreover, in response to the latest application on the same matter, please consider the following objections:**

1. The house has NOT been declared unfit for human habitation. It has NOT been condemned as unsafe. It has NOT been determined as unsound for rehabilitation.
2. The demolition of this contributing property would have a significant adverse effect on our unique and interesting neighborhood by diminishing the integrity of our historic district.
3. With the exception of one, the properties approved for demolition that are cited in the application are located outside our Character Area. The only relevant one, which is located in our Character Area, is a contributing property with address 519 Durand Drive. Demolition was approved in 2006 after a fire. It was likely declared as unfit for human habitation, condemned as unsafe and determined as unsound for rehabilitation.
4. This contributing property and many others in our Character Area and the Druid Hills Historic District were not designed by an architect, which does NOT diminish their historical significance and value. In our Character Area, it reinforces their historical contribution.
5. By acquiring a contributing property in our historic district, the owners assumed responsibility for the property's preservation, rehabilitation, and maintenance and repair.
6. The feasibility statements provided are irrelevant because they fail to make a substantive case for the demolition of a currently rented contributing property, whose deficiencies can be addressed.
7. The feasibility statements are faulty for the following reasons:
 - a. The technical and economic feasibility statements confound structural issues and building standards/code issues.
 - b. The building standards/code inconsistencies are to be expected over time and are usually addressed by responsible homeowners as part of home maintenance.
 - c. The structural issues are predicated on a proposed house expansion to up to 7,000 square feet, which goes much beyond rehabilitation.
 - d. The technical and economic feasibility statements fail to specifically itemize the distinct costs for a) structural corrections, and b) bringing the house up to current building standards/codes.
 - e. The economic feasibility statement is based on the property's assessed value. This value is set by the county on real and personal property for the sole purpose of levying taxes. Therefore, the assessed value is NOT a reasonable standard to evaluate demolition feasibility.

As neighbors of the applicants (our property at 520 Emory Circle abuts on the east the applicants' property) and as residents of the University Park/Emory Highlands /Emory Estates Character Area, we object to the proposed demolition of this contributing property.

Once again, we are requesting that this Commission NOT approve this demolition.

Respectfully submitted,

Margarita S. Studemeister and Charles E. Vela
520 Emory Circle NE, Atlanta, GA 30307