

DeKalb County Historic Preservation Commission

Tuesday, January 21, 2025- 6:00 P.M.

Staff Report

New Construction Agenda

H. 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. **1247316**.

Built in 1920 (18 002 04 020)

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

Summary

January 2025

Staff conducted a site-visit to the property located at 1035 Oxford Road on December 4th. During this site-visit, staff noted the current status of the foundation of the structure, the general stability of the house, and its ability to be rehabilitated. Furthermore, staff also noted the modifications to the building, noting that the side-wings and rear addition of the house are non-historic with only the center-block of the house having been constructed in 1920, which has also been heavily modified since its initial construction and after the period of significance for the Druid Hills Historic District. Based on information provided by the applicants, the modifications most likely took place in the 1960's and 70's when the current property owner first purchased the house.

Taking into consideration the Commission and staff's comments, the applicant provided three revised designs for the proposed new construction. These three designs showcase a two-story, brick veneer new construction with include large single-pane windows, front gable rooflines, and limited design features with variances in the number of gables on the front façade, the inclusion of a porte cochre, and the featuring of a cat-slide roofline on a side-wing.

November 2024

The applicant proposes demolishing a historic house and constructing a new, two-story house. The current brick, Colonial Revival house will be demolished, and several trees will be removed from the property. The driveway and curb cut will remain in the same location.

A two-story, brick house with Colonial Revival elements, including two chimneys on either side of the gabled roof, will be constructed in the footprint of the demolished house. The new house will be constructed with a basement, including a garage below grade, and a covered porch on the rear of the property with set of spiral stairs leading to the backyard.

Recommendation

Approved with Modifications. Through the documentation provided by the applicant, including structural reports on the property, and visits to the house in person, staff has observed that although the current structure could possibly be rehabbed to a livable state, the integrity of the house as a historic structure cannot be rehabilitated; the only portion of the home that is original to the 1920 construction is the center portion of the house, which has been heavily modified with new window-

configurations, a change in roofing material, and a nonhistoric front-entrance. Therefore, in accordance with 7.3.3, staff recommends approval of the demolition of the house as rehabilitation to its original construction is not possible.

In accordance with Guidelines 7.3.1, staff recommends the approval of the proposed design submitted on December 9th, 2024, that features a cat-slide roofline on the side-wing and does not include a porte cochere or carport structure, as these are historic structures that are not associated with this property and will create a false sense of history.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.6 *Demolition by Neglect* (p60) Guideline - Property owners shall avoid demolition by neglect.
- 6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.
- 7.3.3 *Demolition and Relocation* (p75) Guideline - 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.
- 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.

- 10.0 *Archaeological Resources* (p93) Guideline - When planning new construction, additions, site improvements, or demolition, minimize disturbance of terrain to reduce the possibility of destroying unknown archaeological materials.
 - 10.0 *Archaeological Resources* (p93) Recommendation - Check with the county in the planning stages to see if the subject property is an area of low or high archaeological site potential or an area of recorded historic occupation.
 - 10.0 *Archaeological Resources* (p93) Recommendation - Hire qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. Preserve in place known archaeological material whenever possible. If preservation in place is not possible, document resources before proceeding with a project.
- Plat Patterns* (p97) Recommendation - Preserve Historic plat patterns through respect for existing site development patterns and rhythms.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1035 Oxford Rd

Applicant: Ben Darmer / Parkwood Living, LLC E-Mail: bdarmer@bellsouth.net / info@parkwoodliving.com

Applicant Mailing Address: 1877 Ardmore Rd Atlanta, GA 30309 /
951 Edgewood Ave Atlanta, GA 30307

Applicant Phone: 404-695-0690 / 404-438-6120

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

Owner(s): Christopher J White, Trustee Kevin Gerard white Trust Email: cjwhitedds@gmail.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1035 Oxford Road, Atlanta GA 30306

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

New construction	<input checked="" type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input checked="" type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Demolish existing single family home. Build a new single family residence that is two stories with a basement that includes a two car drive under garage. The new home will be placed in an almost the exact location as the existing structure, including a similar width. The curbcut/driveway apron will remain in the same location.

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 and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____



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: _____

being owner(s) of the property at: 1035 Oxford Rd.

hereby delegate authority to: Ben Darmer / Parkwood Living, LLC

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

Signed by: [Signature]
Signature of Owner(s)
4946298F932C432...
Date: 10/3/2024 | 13:52 PDT

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.



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 10/27/24 Date Received: _____

Address of Subject Property: 1035 Oxford Rd

Applicant: Ben Darmer / Parkwood Living, LLC E-Mail: bdarmer@bellsouth.net / info@parkwoodliving.com

Applicant Mailing Address: 1877 Ardmore Rd Atlanta, GA 30309 /
951 Edgewood Ave Atlanta, GA 30307

Applicant Phone: 404-695-0690 / 404-438-6120

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

Owner(s): Christopher J white, Trustee Kevin Gerard white Trust Email: cjwhitedds@gmail.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1035 Oxford Road, Atlanta GA 30306

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):
New construction Demolition Addition Moving a Building
New Accessory Building Landscaping Fence/Wall Sign Installation
Other Building Changes Other Environmental Changes Other

Description of Work:

Demolish existing single family home. Build a new single family residence that is two stories with a basement that includes a two car drive under garage. The new home will be placed in an almost the exact location as the existing structure, including a similar width. The curbcut/driveway apron will remain in the same location.

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Signature of Applicant:



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: CHRISTOPHER J. WHITE, TRUSTEE KEVIN GERARD WHITE TRUST

being owner(s) of the property at: 1035 Oxford Rd.

hereby delegate authority to: Ben Darmer / Parkwood Living, LLC

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

Signed by: [Signature] Signature of Owner(s)

Date: 10/3/2024 | 13:52 PDT

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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.

9/9/2024

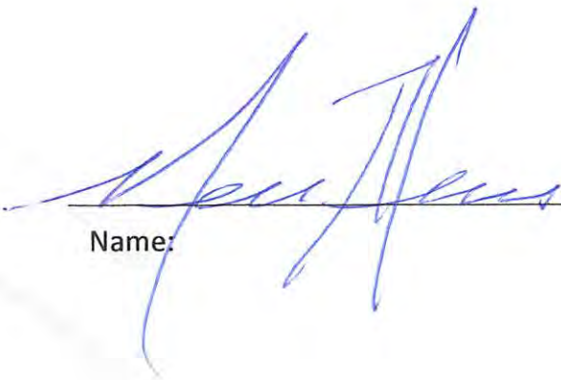
*To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission*

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, MICHAEL HARBEU, the owner located at
1022 OAKDALE ROAD am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.

Name:

Date:

 OCTOBER 11, 2024

9/9/2024

**To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission**

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, Jodi Bell Woodard, the owner located at
1028 Oxford Rd. am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.


Name

09/13/24
Date:

9/9/2024

*To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission*

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, MARK A. LAMAS, the owner located at
1018 OXFORD RD. N.E. am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.

Mark A. Lamas 9/14/24

Name:

Date:

9/9/2024

*To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission*

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, James Hamrick, the owner located at
1717 Oxford Rd NE am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.

Name:

Date:

9/9/2024

**To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission**

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, George Shepherd, the owner located at
1027 Oxford Road am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.

George B. Shepherd 9/16/2024
Name: Date:

9/9/2024

**To: Dekalb County Druid Hills Civic Association &
The Historic Preservation Commission**

Re: 1035 Oxford Road NE Atlanta, GA 30306

I, CRAIG + ALLANA BROOKS, the owner located at
1046 OXFORD RD. am a neighbor to 1035 Oxford Road
NE Atlanta, GA 30306. I believe that the existing home does not have significant
historic value, nor does it currently contribute to the Druid Hills Historic District.
We give our full support that the current home should be torn down and built
back to Druid Hills Historic District standards.

Name:

Allana Brooks

Date:

9/15/24

9/15/24



STRUCTURAL ENGINEER INSPECTION REPORT



Site Address: 1035 Oxford Rd NE, Atlanta, GA 30306
Inspection Date: Friday, August 29, 2024,
Prepared by: Harry Wahba, P.E. (Lic. PE039356)
Phone: (470) 295-3779
Email: fivestarengineeringllc@gmail.com



Do not use this report, form any conclusions or make any commitments unless you have carefully read the entire report. This report describes the condition of the accessible and observable areas of the premises at the time of the inspection. The condition can change substantially after the inspection in ways that cannot be predicted.



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Property Description

The property inspected is a single-family house built in 1920 with a basement/crawlspace foundation.

Scope

On August 29, 2024, a site visit was carried out at 1035 Oxford Rd NE, Atlanta, GA, 30306, to inspect and assess the condition, structural stability, and integrity of the building's foundation. The purpose was to determine if the existing foundation was strong enough to support the current structure or needed improvements to accommodate any additions. Our client was concerned about the foundation and wanted to identify any underlying structural issues.

During the external visual inspection, specific findings related to the construction and industry best practices for the concrete foundation were noted. The inspection scope was limited to visible foundation observations without moving or removing obstructing items.

Observations, Conclusions & Recommendations

For this inspection, it is noted that the foundation is constructed of structural brick and mortar on granite and stone footings, which are in fair to poor condition. The foundation walls are made of structural brick and mortar with gaps in the mortar joints, deteriorated bricks, water intrusion, and sagging walls due to settled footings, which require repair. Portions of the crawlspace/basement have been excavated, undermining the foundation. These areas have been coated with concrete to support the original dirt. Ideally, these areas should have had a masonry block and mortar foundation wall placed at the bottom of the slope on a concrete footing with proper reinforcement and backfilled to provide adequate support for the foundation.

Additionally, there are brick-and-mortar columns without footings in fair condition, functioning as intended. Over time, additional supports such as steel and wood posts have deteriorated at the bottom, no longer providing adequate support. The steel posts have deteriorated bottoms and are no longer adequately connected at the bottom due to excessive rust and deterioration. It is recommended that these supports be replaced with brick-and-mortar columns or 6x6 pressure-treated posts on concrete footings with appropriate connectors as required by the code.

The following are my observations, conclusions, and recommendations. The observations below were limited to what could be readily observed and did not involve any intrusive tests.

Observation #1: Damaged floor joists and beams and uneven floor in different floor locations; see Exhibit 1.

Conclusion: The floor joists/beams and subfloor have been severely damaged for an extended period due to a leak or moisture condition. Any moisture problems contributed to decay and weakened the floor joists and subfloor. Also, there are noticeable deflections on the surface. This condition is called "creep" and is observed in buildings 40 years or older. This type of age deflection occurs when, after many years of continuous loading, the cells in the



wood change shape, and some of the fibers start to bend. Breakage and collapse seldom occur because the breaking strength of wood usually doubles its fiber bending strength. Accordingly, creeping floors tend to deflect and then set. Also, many Improper supplemental supports and beam/joists have been noticed.

Recommendation: We recommend replacing all the rotted beams/joists and adding more support in the form of new structural beams and columns, such as new wood/steel posts.

Assuming the joists are in good condition, reinforcing the floor can solve uneven floor problems. Beefing up the floor joists can diminish uneven floor issues. It is essential to demolish all the wooden structural elements of the house and build a new floor system and foundation.

Observation #2: There has been inappropriate excavation within the interior walls and middle support footings; see Exhibit 2.

Conclusion: When excavating to convert the low crawl space to a deeper level, the soil within the perimeter is excavated to the desired depth, usually done by hand. Once the footings have been exposed without adequate support or soil stabilization, the structural integrity of the home foundation will be compromised.

Recommendation: It is recommended to support the crawl space wall and middle piers foundation. This can be achieved by adding new supports such as steel posts and footings and stabilizing the soil with concrete flowable fill. Alternatively, creating a "bench ledge" by constructing a small retaining wall inside the perimeter of the foundation can help strengthen the structure and serve as a retaining wall for the soil outside the new foundation.

Observation #3: The steel posts supporting the main beams display rust damage at the base; Exhibit 3.

Conclusion: Steel posts exposed to high humidity and moisture will eventually rust at various points. When these parts are subjected to flooding or repetitive wet conditions, they become corroded and lose their strength.

Recommendation: If the corrosion on the steel posts or base is not severe, they should be sanded down and coated with a zinc-rich primer. Subsequently, the steel should be covered with at least two coats of acrylic paint. If the rust damage is severe, it is best to replace the affected parts entirely. This can be accomplished by cutting out the severely rusted section, attaching an elevated base, or welding a new steel post to the bottom.

Important Note: Based on our visual inspection and examination of the structural components of the foundation throughout the house, we have found that the structural elements need to be improved to meet acceptable engineering and construction standards as outlined in the 2018 IRC with 2020 Georgia Amendments. Much of the foundation needs structural support. Due to the extent of the damage and repairs required, we recommend that the house should be demolished and rebuilt as new construction from the ground up.

The conditions above render the building structurally unsafe, requiring immediate remediation and action.



Special Notice

Opinions and comments in this report are based on observations made during the inspection. Performance standards are based on the knowledge gained through the inspector's experience and professional studies. There is no warranty or guarantee, expressed or implied, regarding habitability, future performance, life, or merchantability, and no need to repair any inspected item.

Exhibits

Exhibit 1:





Exhibit 2:



Exhibit 3:



REPORT PREPARED BY:
Harry Wahba, P.E.
Registered Professional Engineer (Lic. PE039356)





September 18, 2024

1458 Grist Mill Drive
Acworth, GA. 30101
Office: (770) 318-5858
Fax: (770) 529-5279
Email: dawnmccaughtry@gmail.com

TO: Mike Wall

Email: mikewall4@gmail.com

An asbestos inspection and assessment were conducted on the structure located at, 1035 Oxford Road NE, Atlanta, GA. 30306.

Mr. Robert McCaughtry completed the inspection. Mr. McCaughtry has completed the asbestos and assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA approved accreditation and NESHAP Regulation training. A copy of Mr. McCaughtry' Asbestos Inspectors training certificate is attached.

The asbestos survey identified air cell as suspected asbestos containing material (ACM). 10 samples of suspect materials were collected.

Samples of the suspect materials were submitted to Call Analytical Laboratories, Inc. 554 County Rd 62, Gaylesville, AL. 35973. Each sample was analyzed using Polarized Light Microscopy.

Sample ID	Sample Description
Sample #1	Kitchen, floor tile, tested negative.
Sample #2	Utility room, linoleum, tested negative.
Sample #3	Utility room, J.C., tested negative.
Sample #4	Stairwell, J.C., tested negative.
Sample #5	Left front upstairs bedroom, J.C., tested negative.
Sample #6	Rear center bedroom, J.C., tested negative.
Sample #7	Upstairs hallway, J.C., tested negative.
Sample #8	Basement, boiler insulation, tested positive.
Sample #9	Basement, air cell, tested positive.
Sample #10	Downstairs far right room, floor tile, tested negative.

This structure has asbestos containing materials and will require abatement prior to demolition.

Mr. Robert McCaughtry



Inspection Wizards LLC
1785 Carlington Court
Grayson, Georgia 30017
(678) 770-4079
www.inspectionwizards.com

Kris Bonds
1035 Oxford Road NE
Atlanta, Georgia 30306

August 29, 2024

Re: Structural Foundation Evaluation

On August 29, 2024, at approximately 10:00 AM we inspected the structural foundation of the above referenced house under the direct supervision of William Hamilton, PE, CMI, for the purpose of determining whether the existing foundation is capable for supporting the existing building or an addition with improvements. The house was originally built in 1920 based on the official records. The foundation is structural brick and mortar on granite and stone footings in fair to poor condition. The footings are approximately 20x14 running continuously around the perimeter of the house, as revealed by probing in the area of the footings. The probe and handheld penetrometer also revealed an available soil bearing pressure in the range of 20500 psf. The foundation walls are structural brick and mortar with gaps in the mortar joints, deteriorated bricks, water intrusion, sagging walls where the footings have settled in need of repair. There are areas of the crawlspace / basement which have been excavated causing the foundation to be undermined. Note these areas have been coated with concrete to facilitate the support the original dirt provided. These areas should have had a masonry block and mortar foundation wall placed at the bottom of the slope on concrete footing with proper re-enforcement and backfilled to provide proper and adequate support for the foundation. In addition, to the foundation walls there are brick and mortar columns (original to the house) with no footings in fair condition, working as intended. Over time to facilitate the over spanning of the floor joist additional supports such as steel and wood posts both have deteriorated bottoms (rusted through or water damaged) so they no longer support as proposed. The steel posts are no longer joined at the bottom from the excessive rest and deterioration. Recommend these supports be replaced with brick-and-mortar columns or 6x6 pressure treated posts on concrete footings with footing to post and post to beam connectors as required by code.

The floor is a combination of beams and joists supported by the foundation walls and support columns. Many of the joists are over spanned and sagging, with and without support posts not properly designed to properly support the floor joists (single posts on individual floor joists instead of a beam to support multiple joists. There is significant water and termite damage as well as evidence of a possible fire. As can be seen on numerous joist with charring of the wood and fire sealant applied to the joists and beams. The sagging of the floor joists is observed in the house with uneven floors, cracking in the wall surfaces at the door frames, and the stairs sloping from one side to the other.

Based on the visual inspection and examination of the structural components of the foundation throughout the house (rim joists foundation walls, footers, columns, support posts and beams), we find the structural components inadequate to meet acceptable engineering and construction standards as set forth in the 2018 IRC with 2020 Georgia Amendments regarding strength, stress, loads, stability, and structural integrity. Note much of the foundation needs to be supported structurally, requiring the foundation walls to be dismantled and reconstructed on proper footing. Use of modern methods such as footing piles can not be used as the footings are brick and granite and when lifted to be supported will come apart unlike concrete footings. It is my opinion the amount of damage and repairs needed to the foundation and support foundations (columns and support posts) this house should be demolished and re-built as new construction from the ground up.

Please accept this affidavit as Building Engineer Certification that I, the undersigned, do acknowledge full proficiency with the provisions of the technical codes, other applicable laws and ordinances related to the above noted inspection. Should you have any questions or concerns please feel free to give me a call.

Respectfully submitted,



William Hamilton, CMI, PE
Certified Master Inspector (309176)
Professional Engineer (042917)
(678) 770-4079 / BHamilton.InspWiz@gmail.com





















1035 Oxford Inventory			
Assessor: James C. Hawkins ISA Arborist ID: GO-0022A/(TRAQ) Prep			
Tag	Species	Location	DBH
1	Japanese Maple	Front right of property	16
2	Red Tip	Front right of home	25
3	Japanese Maple	Front right of home	10
4	Red Tip	Front left of home	15
5	Water Oak	Front left of home	50
6	Magnolia	Front left of home	12
7	Black Cherry	Front left of property	9
8	Tulip Poplar	Front left of property	19
9	Privet	Front left of property	7
10	Japanese Privet	Back right of home	20
11	Pecan	Back right of home	10
12	Silver maple	Right of shed	25
13	Red Bud	Back left of house	30
14	Japanese Maple	Back left of house	8
15	Pecan	Back middle of property	30
16	Maple	Back left of property	12
17	Tulip Poplar	Back right of property	58
18	Pine	Back right of property	30
19	Cherry Laurel	Back right of property	15
20	Mulberry	Left of shed	12
21	Mulberry	Left of shed	15
22	Pecan	Back right of property	15
23	Unknown	Back left of home	14
24	Mulberry	Back right of property	15
25	Cherry Laurel	Back right of property	8
26	Hackberry	Back right of property	8
27	Mulberry	Back right of property	11
28	Cherry Laurel	Back right of home	8
29	Mulberry	Back right of property	9

ared on 09/25/2024 on behalf of Boutte Tree

Health

Constricted root zone, healthy

Sparse canopy, Leaf spot fungal infection,decay in trunk, poor health

Healthy

Lean, leaf spot fungal infection,sparse canopy

Sparse canopy, codominant with inclusion,girdled stem, moderate deadwood in canopy, poor health

Healthy

Healthy

Lean, healthy

Invasive

Invasive

Within 5 ft of foundation/house

Lean, constricted root zone, fair health

Codominant With inclusion at base of tree, decay in inclusion, large crack running down inclusion, poor health

Within 5 ft of foundation/home

Healthy

Fungal cankers throughout trunk, poor health

Fair health

Healthy

Invasive

Undesireable species

Undesireable species

Healthy

Heavy vines, suppressed, poor structure

Undesireable species

Invasive

Healthy

Undesireable species

Invasive

Undesireable species

recommendation	DBH match?	
Retain	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Retain	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Retain	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	

OXFORD ROAD (60' R/W)

EX. SEWER LINE

N 15°05'45"E 100.00'

1/2" REBAR
7/5/4" HOLLY
7" HOLLY
5/4" HOLLY
5/5" HOLLY
5/5" HOLLY
6" HOLLY
4/4" HOLLY

1

3
MAPLE

4

2

7

9

6

5

#1035
EX. 2-STORY HOUSE
W/CRAWLSPACE
F.F.E. = 852.81

10

11

14

N/F
GEORGE B. SHEPHERD
DB:16873 PG:474

N 73°44'44"W
183.80'

8/7 1/2" CREPE
9" OAK
946
5" MAGNOLIA

28

12

23

14 1/2" OAK

23

SHED

ASPHALT DRIVE

20

22

21

15

27

26

19

18

25

24

29

17

16

S 10°22'51"W 102.00'

N/F
MICHAEL JOSEPH HARRELL
BRYCE EDWARD HARRELL
DB:31259 PG:511

○ = FLOOR JOINT
— = STORM
— = WATER L
— = GAS LINE
— = CONCRETE W
— = CONSTRUCTI
C.E. = CURB AND
L.S. = LIGHT STAND
O.T.P. = OPEN TOP
C.T.P. = CRIMP TOP































The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

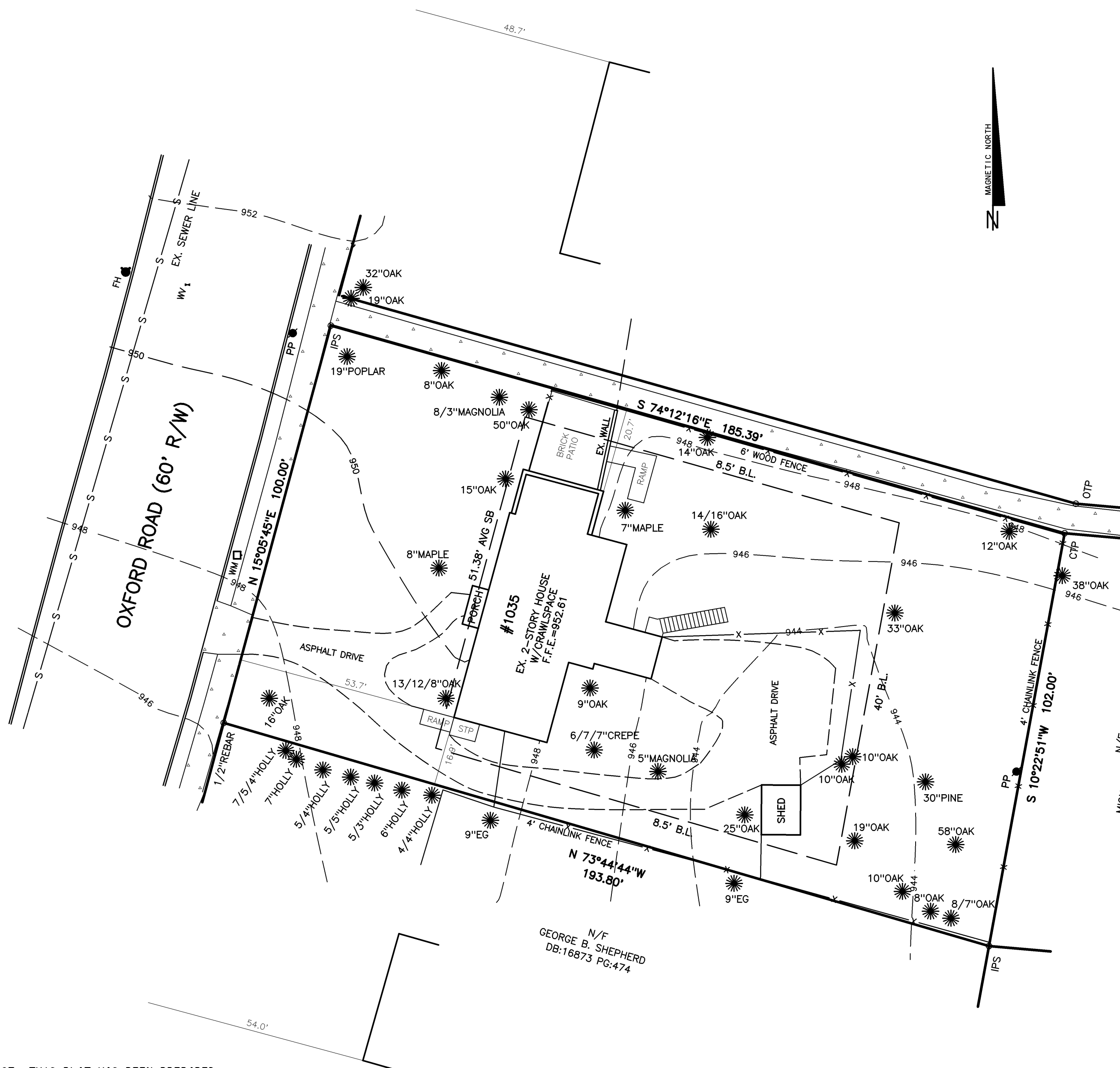
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION

CLASSIFICATION: R-85
 MINIMUM LOT WIDTH - 85 FEET
 MINIMUM LOT AREA - 12,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 8.5 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:
 19,110 sf.
 0.438 ACRES



- LEGEND**
- IPF = 1/2" REBAR FOUND
 - IPS = 1/2" REBAR PIN SET
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - CL = CENTERLINE
 - B.L. = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - MH = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - HW = HEADWALL
 - D.I. = DROP INLET
 - PP = POWER/UTILITY POLE
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.F.B. = FINISHED FLOOR BASEMENT
 - F.F.G. = FINISHED FLOOR GARAGE
 - BOC = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - SS = SANITARY SEWER LINE/PIPE
 - X-X-X- = FENCE LINE
 - O- = FLOOD HAZARD ZONE LINE
 - - - = STORM SEWER LINE/PIPE
 - W- = WATER LINE
 - G- = GAS LINE
 - CM = CONCRETE MONUMENT
 - C.E. = CONSTRUCTION EASEMENT
 - C&G = CURB AND GUTTER
 - LS = LIGHT STANDARD
 - OTP = OPEN TOP PIPE FOUND
 - CTP = CRIMP TOP PIPE FOUND

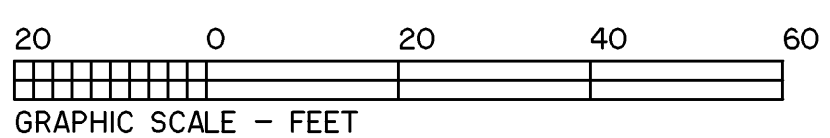
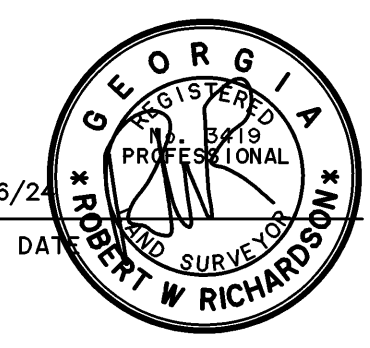


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

09/06/24



ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 1035 OXFORD ROAD TAX PARCEL# 18 002 04 020	
REVISION:	LAND LOT: 2	LOT: 54	BLOCK: 12B
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 09/05/24	AREA = 0.438 ACRES		
PLAT DATE: 09/06/24	JOB No. 24-08-412		

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION

CLASSIFICATION: R-85
 MINIMUM LOT WIDTH - 85 FEET
 MINIMUM LOT AREA - 12,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 8.5 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

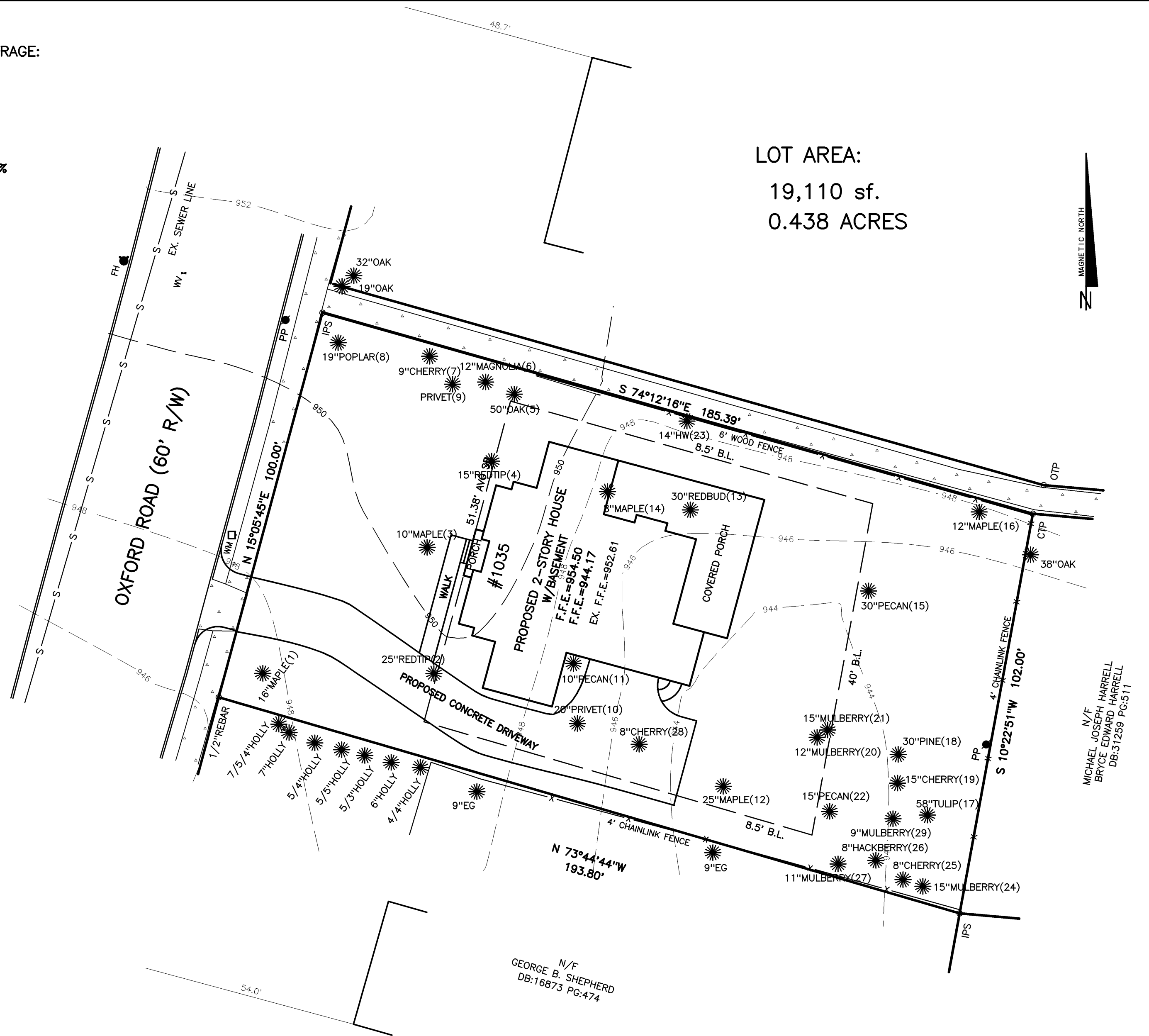
LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
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- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
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- O = FLOOD HAZARD ZONE LINE
- SS = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

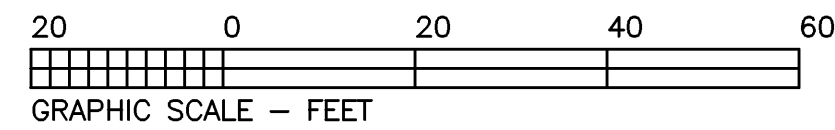
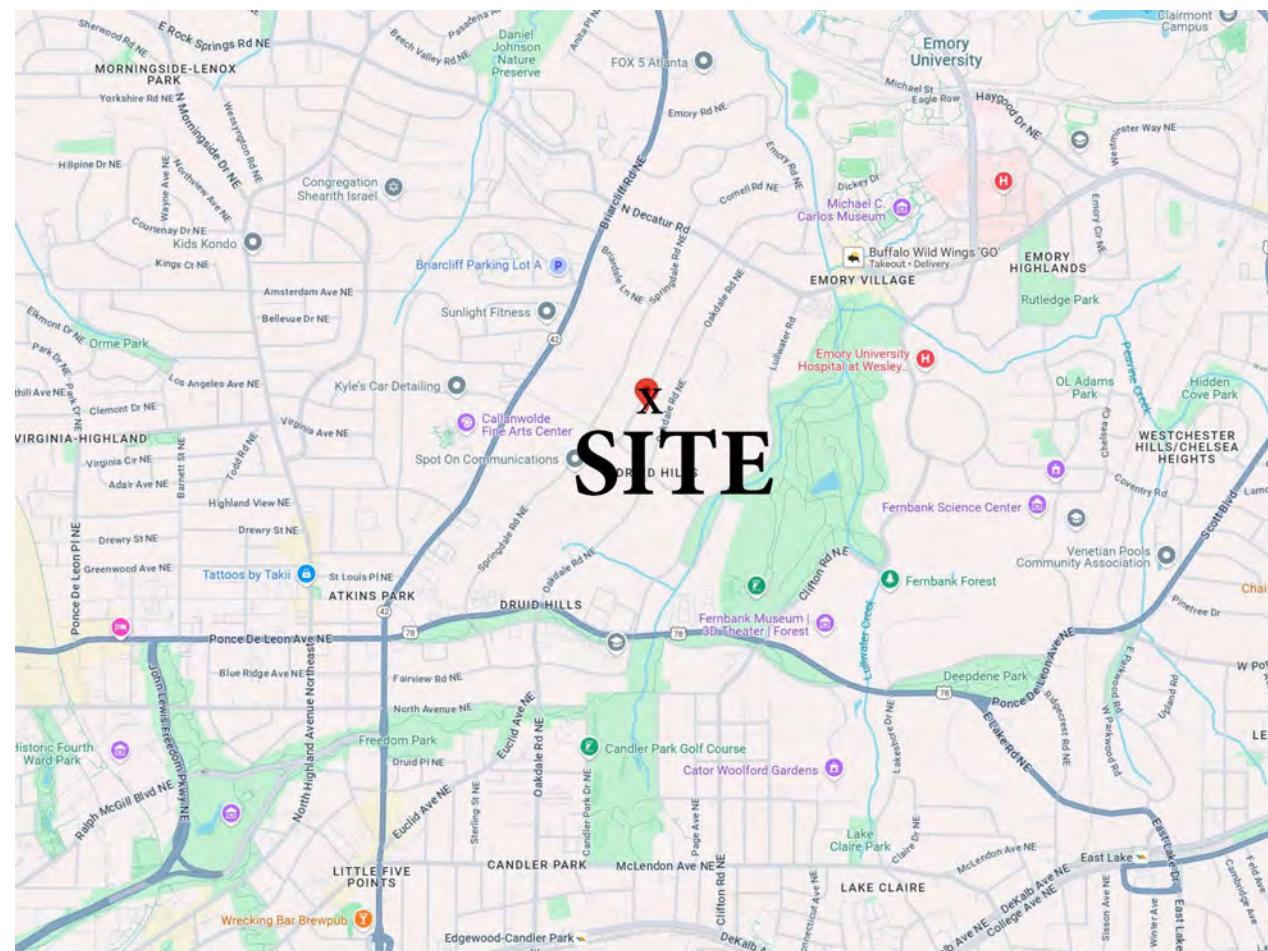
PROPOSED LOT COVERAGE:

HOUSE = 2512 sf.
 DRIVEWAY = 2034 sf.
 FRONT WALK = 136 sf.
 FRONT PORCH = 50 sf.
 REAR PORCH = 824 sf.
 TOTAL = 5556 sf.
 LOT COVERAGE = 29.07%

LOT AREA:
 19,110 sf.
 0.438 ACRES

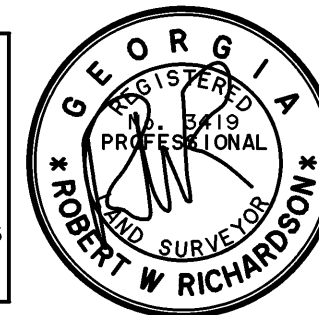


N/F
 MICHAEL JOSEPH HARRELL
 BRYCE EDWARD HARRELL
 DB:31239 PG:511



24 HR CONTACT:
 MIKE WALL
 (404)438-6120
 MIKEWALL4@GMAIL.COM

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000089322
 ISSUED 10/12/2019 EXPIRES 10/11/2025
 SIGNATURE DATE



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 ENGINEERING * LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SITE PLAN FOR:	
1035 OXFORD ROAD	
TAX PARCEL# 18 002 04 020	
LAND LOT: 2	LOT: 54 BLOCK: 12B
DISTRICT: 18TH	SUB: DRUID HILLS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 09/05/24	AREA = 0.438 ACRES
PLAT DATE: 10/25/24	JOB No. 2441251

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:	
No.	Date



1 FRONT ELEVATION
A201 1/4"=1'-0"

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

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EXTERIOR
ELEVATIONS
Scale:
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Job No.:

Revisions:	
No.	Date

1035 OXFORD ROAD
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1 RIGHT SIDE ELEVATION
 A202 1/4"=1'-0"

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No.	Date



1 REAR ELEVATION
A203 1/4"=1'-0"

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ATLANTA, GEORGIA

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Title:
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Scale:
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A203

of:

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Job No.:

Revisions:	
No.	Date



1 LEFT SIDE ELEVATION
A204 1/4"=1'-0"

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

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1/4"=1'-0"

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A204
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Revisions:	
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1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



1 FRONT ELEVATION
A201 1/4"=1'-0"

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of:

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Drawn:
Checked:
Date:
Job No.:

Revisions:	
No.	Date



1 RIGHT SIDE ELEVATION
A202 1/4"=1'-0"

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

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Revisions:	
No.	Date

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



1 REAR ELEVATION
A203 1/4"=1'-0"

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Scale:
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Sheet:
A203

of:

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:	
No.	Date

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



1 LEFT SIDE ELEVATION
A204 1/4"=1'-0"

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Date:
Job No.:

Revisions:	
No.	Date

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



1 FRONT ELEVATION
A201 1/4"=1'-0"

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1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



1 FRONT ELEVATION
A201 1/4"=1'-0"

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Title:
EXTERIOR ELEVATIONS
Scale:
1/4"=1'-0"

Sheet:
A201
of: