DeKalb County Historic Preservation Commission

Monday, June 15, 2026- 6:00 P.M.

Staff Report

New Construction Agenda

K. 1080 Clifton Road, Brian E. Daughdrill. Demolish a historic house, remove a nonhistoric garage, and construct a nonhistoric house. **1248160.**

Built in 1929; Garage Built in 1972 - Nonhistoric (18 003 01 039)

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

03-25 1080 Clifton Road, Roberts & Daughdrill, LLC. Demolish two nonhistoric garages. 1247455. **Approved**

Summary

The applicant proposes the following work:

1. Demolish a historic house. The applicant proposes demolishing a historic house on the property due to lack of structural integrity. The house was constructed in 1929 in the English Vernacular style characteristic of the Druid Hills Historic District. The house is a two-story structure with a basement, partial crawl space, attic, open front porch, and enclose side porch. The exterior of the house does not appear to be modified since its original construction.
2. Construct nonhistoric house. The applicant proposes constructing a two-story, nonhistoric house on the property to replace the existing historic house if approved for demolition. The proposed nonhistoric house will be constructed with a high-pitched, multi-clipped gable roof, stained brick veneer siding and stucco with limestone elements on the front façade. The proposed nonhistoric house will measure roughly 33’ from grade to roof ridge and will expand the existing residential footprint towards the rear property line. In addition to the proposed new construction, a new driveway and parking apron will be installed connecting the Southern side yard to Clifton Road.
3. Remove a nonhistoric garage. The application proposes demolishing a non-historic freestanding garage on the rear of property. The two-bay wood garage was constructed in 1972 and is considered nonhistoric to the Druid Hills Local Historic District. The slab foundation of the garage will remain intact. The construction of a new garage is not proposed at this time. The demolition of this garage was previously approved by the Commission, and a COA was issued in March of 2025.

Recommendation

Approve with Modifications. Staff recommends that the previously approved demolition of the nonhistoric garage be reapproved, as it appears to meet the guidelines and will not have an adverse effect on the historic district. Staff recommends that the proposed demolition of the historic property be denied in accordance Guidelines 5.0, 6.6, and 7.3.3; additionally, the proposed new construction of a nonhistoric house be denied in accordance with Guidelines 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, and 7.3.2.

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.

6.6 *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.

7.3.2 *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.

9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.

9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

March 24, 2026 (Revised)
January 14, 2026 (Originally submitted)

DeKalb County Government
Department of Planning and Sustainability
178 Sams St
Decatur, GA 30030

Attention: Ms. Rachel Bragg
Current Planning/Zoning Manager
470-371-1494 rlbragg@dekalbcountyga.gov

Subject: **Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Project No. 2025-0862F-017F

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC, is pleased to submit the revised Structural Assessment Report developed by Sykes for the referenced project. This report was accomplished in general accordance with CERM Proposal No. 1225-01478 dated December 12, 2025.

Should you have any questions regarding the items discussed in this report, please do not hesitate to contact me.

Best regards,

Corporate Environmental Risk Management

Kenneth A. Fluker, PE
Vice President of Quality
and Technical Director

Attachment: Sykes' Structural Assessment

CORPORATE HEADQUARTERS
2800 Century Parkway, Suite 750 • Atlanta, GA 30345
Phone: 678-999-0173 • Fax: 678-999-0186
cerm.com

STRUCTURAL ASSESSMENT

1080 Clifton Road, NE

EXECUTIVE SUMMARY

Sykes Consulting, Inc. was retained to perform a structural assessment of the structure on Clifton Road. Overall, the primary structural framing of the house appears to be generally sound with most of the observed deficiencies attributable to long-term water intrusion. Based solely on structural considerations, Sykes does not believe the building is incapable of rehabilitation.

Submitted by

Tara Dills

TARA (TAMMIE) DILLS, P.E., S.E. LEED AP BD+C
SENIOR PROJECT MANAGER

CONTENTS

Structural Assessment for
1080 Clifton Road, NE
Atlanta, GA 30307
Prepared for CERM
ATTN: Kenneth A. Fluker, PE

January 14, 2026 (Original Submission)
March 20, 2026 (Revised)

GENERAL

Sykes Consulting, Inc. (Sykes) was retained by CERM to provide:

1. Structural assessment of existing structure
2. Opinion regarding the feasibility of rehabilitation
3. Alternatives to demolition, including stabilization
4. Public safety considerations
5. Preliminary recommendations for salvageable material (Sykes recommends a preservation architect to provide expert recommendations)

Documents Received from CERM include:

1. Engineering report (with photos) from Applicant's structural engineer dated December 1, 2025
2. DeKalb County Guideline from the Druid Hills Local Historic District Design Manual
3. DeKalb County Property Appraisal dated December 8, 2025
4. Property Survey and supporting documents dated October 15, 2024

Site Visit

1. Sykes representatives visited the site on December 16, 2025. See **Appendix C** for the resume of the author of this report.
2. Selective demolition of wall / floor / ceiling finishes had already been performed prior to Sykes' visit. See **Appendix A** for locations. No additional demolition was done by Sykes.
3. Sykes representatives visually reviewed the exterior walls of the building, noting areas of staining, distress, loss of mortar, and other structural issues.
4. Sykes representatives did not visually inspect the roof beyond what could be observed from the ground. Please see **Rehabilitation Feasibility Section 1.b.** for recommendations.

5. The interior of the building was visually reviewed for indications of damage and distress. Where applicable, a scratch awl was used to investigate the extent of rotten / damaged wood.
6. See **Photos 1 through 4** for exterior views and **Appendix A** for Floor Plans. See **Appendix B** for additional Photos.

Photo 1
Front of House (East Façade)

Photo 2
Rear of House (West Façade)

Photo 3
North Side of House

Photo 4
Sunroom / Enclosed Porch (North Façade)

EXISTING STRUCTURAL SYSTEM

1. Existing two-story building with partial basement / crawlspace built circa 1929
2. Brick veneer on 2x4 studs @ 16" on center (typical) exterior bearing walls with 5/8"x8" diagonal wood sheathing (first and second floors) with wood lath and a plaster finish and multiwythe brick masonry exterior bearing walls in basement / crawlspace either painted or unfinished
    a. Brick pilasters in crawlspace at the east side
    b. Ivy covering a portion of the east façade (Ivy had been trimmed back from the first floor at the time of our visit). See **Photo 1**.
3. One chimney / fireplace. **See Photo 3**.
4. Wood stick framed roof
    a. Clay tile roof over main house
        i. Low slope portion of main roof over the private bathroom on the second floor does not appear to have clay tile
        ii. Flat roof over sunroom with parapet on 3 sides (fourth side is the second story of the house)
    b. Felt paper
    c. 5/8" x 12" deck boards orthogonal to rafters
    d. 2x6 rafters @ 21" on center (typical)
    e. Single 2x valley beams, ridge boards
    f. Strongback with kickers to bearing walls below
    g. 2x6 ceiling joists @ 16" on center (typical)
    h. 7/16" plywood on ceiling joists in center of attic space
5. Second floor framing
    a. Only visible through small holes cut in the finish ceiling below
    b. 2x10 floor joists @ 16" on center (typical)
    c. Exterior and interior bearing walls
6. First floor framing
    a. Visible from basement (some framing visible from partial crawlspace)
    b. 2x10 floor joists @ 16" on center (typical)
    c. Exterior multiwythe brick bearing walls
    d. 4x10 or (2) 2x10 beams under interior bearing walls above (presumed they align)
    e. 4" diameter pipe columns with cast cap plates supporting beams

7. Foundations / Basement / Crawlspace
    a. Unknown foundations under exterior multiwythe brick walls and 8” CMU retaining / bearing walls defining the crawlspace
        i. 8” CMU load bearing / retaining walls separate the full height basement from the crawlspace on the east and south sides
    b. Unknown foundations under columns
    c. Slab on grade with unknown thickness in full height basement
    d. Black plastic sheeting / vapor barrier at accessible crawlspace
8. Detached garage (not in scope of this assessment)

STRUCTURAL ASSESSMENT

1. General
    a. Much of the existing structural framing appears sound
        i. The overall adequacy of the existing framing and connections was not addressed since a structural analysis of existing framing is not included in Sykes' scope of work
        ii. Most of the damage observed was due to water leaks (from roof / pipes / poor grading / lack of waterproofing)
        iii. Limited cracking was observed in the plaster finish
        iv. Beyond the areas of water damage, there was limited peeling paint
2. Observed deficiencies
    a. The brick veneer above grade appears to be in good overall condition (**Photos 1 through 4**) with the following exceptions:
        i. Stair-step crack in southeast corner indicating possible foundation settlement. See **Photos 5 through 7**.
            1. Could not access from crawlspace so only observed from exterior

Photo 5
Stair-Step Crack (South Wall)

Photo 6
Stair-Step Cracks (SE Corner)

Photo 7
Stair-Step Crack (East Wall)

ii. Loss of mortar / cracked mortar in some locations
    1. Ivy / vines growing on the wall can cause damage
iii. Steel lintels supporting brick above windows show signs of rust, but no significant deflection or damage to adjacent brick

b. The brick walls below grade appear to be in adequate condition with the following exceptions
    i. Stair-step crack under window adjacent to driveway. See **Photo 8**.
    ii. Loss of mortar in some locations. See **Photo 9**.
    iii. Evidence of water leaks, primarily at windows and piping but some water intrusion / stains at other locations could be due to inadequate exterior waterproofing. See **Photos 10 through 12**.

Photo 8
Stair-Step Crack at Basement

Photo 9
Loss of Mortar at Brick

Photo 10
Water Leak Staining / Damage

Photo 11
Water Leak Staining / Damage

Photo 12
Water Leak Staining / Damage

c. Roof
    i. Sykes was only able to observe the top side of the roof from the ground and recommends a specialist be engaged to inspect the existing clay tile roof for missing / damaged tiles and any other deficiencies.
    ii. The roof framing was visible in the attic and water intrusion was observed at the roof specifically around openings, the chimney, the low slope portions, and the perimeter. **See Photo 13**. Containers were placed in some locations presumably to collect water. See **Photo 14**.
    iii. At least one rafter at a valley was dislodged. **See Photo 15.**

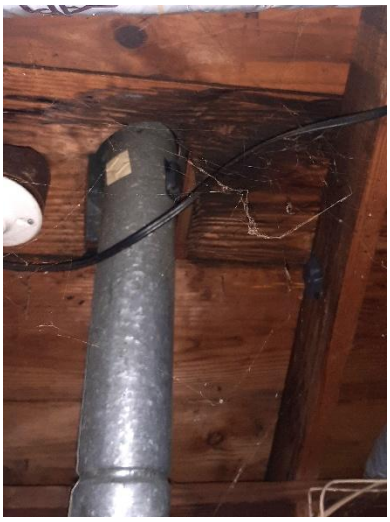


Photo 13
Water Damage at Vent

Photo 14
Containers to Collect Water

Photo 15
Dislodged Roof Rafter

iv. Some areas of mold / mildew were observed (further investigation is recommended). See **Public Safety Consideration Section 1**.
v. No venting was observed (e.g. ridge vents, soffit vents, gable vents)
vi. No metal connectors for wood framing were observed

d. Second Floor
   i. Limited areas of the second-floor framing were visible. See **Appendix A** for locations.
   ii. Sloping of floor in the southeast bedroom near the entry door. A limited area floor framing was visible where the finish ceiling below was removed. No obvious structural failures of the floor framing were observed in this area.
   iii. Damage to the second-floor framing was observed from the lower landing of the stair. **See Photo 16**. A bathroom and building corner are in the vicinity. Damage at the roof framing was also observed in this location (see **Appendix A**).

Photo 16
Damage at 2nd Floor Framing

Photo 17
Second Floor Wall

Photo 18
Second Floor Wall

iv. Second floor wall framing was visible in the southeast bedroom. See **Photos 17 and 18.** The framing appeared to be in good condition; however, Sykes recommends a mold assessment. See **Public Safety Considerations** section.

e. First Floor
   i. First floor wall framing was visible in the Dining Room, Breakfast Nook, and the Sunroom / Enclosed Porch. See **Appendix A** for locations.
      1. See **Structural Assessment Section g** for the Sunroom / Enclosed Porch comments.
      2. The wall framing visible in the dining room appeared to be in good condition; however, Sykes recommend a mold assessment. See **Public Safety Considerations** section.
      3. The wall framing at the northwest corner of the Breakfast Nook has severe damage from water intrusion. This could be due to a roof leak and / or leaks from the pipe in the vicinity. There is also damage to the roof and the second floor in this location. The framing away from this corner appeared to be sound.

4. See **Photos 19 through 24.**
    a. **Photo 21** is in the same corner as the stairstep crack in **Photos 5 through 7**. A small ball placed on the floor of the dining room to test for floor slope did not roll toward this corner indicating a relatively level floor.

Photo 19
Dining Room Wall Framing

Photo 20
Dining Room Wall Framing

Photo 21
Dining Room Wall Framing

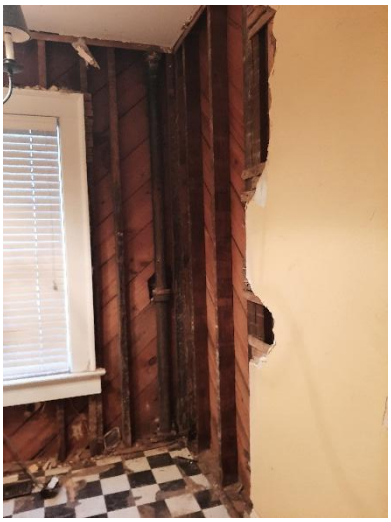


Photo 22
Breakfast Nook Wall Framing

Photo 23
Breakfast Nook Wall Framing

Photo 24
Breakfast Nook Wall Framing

ii. First floor framing was visible from the basement. See **Photo 25**.
    1. Floor joists are supported by wood ledgers. A few joists show cracking at the notch.
    2. The ledgers are nailed to beams / rim joists. Some ledgers have slight separation from the support member.
    3. There is floor damage directly below the northwest corner of the Breakfast Nook. See **Photo 26**. This damage extends from the roof to the basement in this location.
    4. Beams are supported by multiwythe brick or CMU walls, by other beams, or on columns.
        a. No metal connectors were observed
        b. The header beam at the stairs has been cut to allow for piping. See **Photo 27**.
        c. Some beams at the columns show signs of crushing at the column caps. See **Photos 28 and 29**.

Photo 25
First Floor Framing

Photo 26
Floor Damage below Breakfast Nook

Photo 27
Header Beam at Stair Opening

iii. Columns
    1. The top of the pipe columns have separate cast caps with two holes for nails to be fastened to the beams above. See **Photos 28 through 30**.

2. One column has an adjacent shoring post. The bottom of the beam is at least 1/2 inch above the column cap, so the column is no longer load bearing. A slight indentation is visible where bearing occurred indicating compression of the wood possibly due to inadequate bearing area. See **Photos 29 and 30**.

Photo 28
Top of Pipe Column

Photo 29
Top of Pipe Column

Photo 30
Top of Pipe Column
With Adjacent Shoring Post

f. Foundations / Basement / Crawlspace
   i. Foundations could not be assessed since they are below grade and would require excavation to expose them.
   ii. See **Structural Assessment Section 2.b** for exterior multiwythe brick walls below grade.
   iii. Columns
      1. The bottoms of the columns are rusted. Some are in extremely poor condition with signification loss of section. See **Photos 31 and 32**.
      2. The column foundations are unknown.
      3. One column has an adjacent shoring post. See **Photos 30 and 32.**

Photo 31
Rusted Bottom of Column

Photo 32
Rusted Bottom of Column at Adjacent Shoring Post

iv. Crawlspace

1. The accessible portion of the crawlspace (under the front patio) was dry at the time of Sykes' visit. Some localized water stains were observed on the exterior brick wall and the interior CMU wall. See **Photos 33 through 35**.

Photo 33
Crawlspace

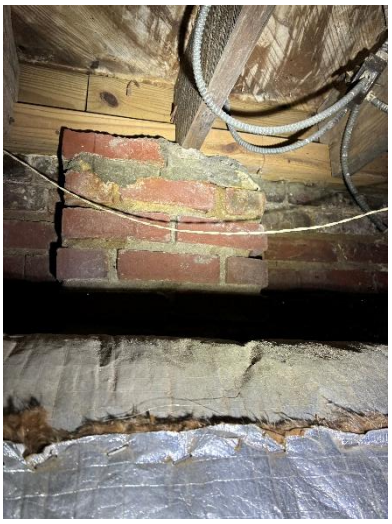


Photo 34
Brick Pilaster at Crawlspace

Photo 35
Exterior Wall at Crawlspace

v. Slab on Grade
    1. The thickness of the slab on grade is unknown.
    2. No standing water at the time of Sykes' site visit; however, there is damage to the slab on grade due to continuous water intrusion and prior patching. See **Photos 36 and 37.**

vi. Exterior Entrance
    1. There is an exterior entrance to the basement that allows water to enter. **See Photo 38.**

vii. A mold assessment is recommended. See **Public Safety Considerations** Section

Photo 36
Slab on Grade

Photo 37
Slab on Grade

Photo 38
Exterior Basement Entrance

g. Sunroom / Enclosed Porch
    i. This area shows the most damage to the structure.
    ii. The roof over the Sunroom / Enclosed Porch shows extensive signs of water intrusion with damaged and rotten roof joists. The framing over the window on the north side is damaged and rotten with mold growing. See Photos **39 through 42**.

Photo 39
Roof of Sunroom / Enclosed Porch

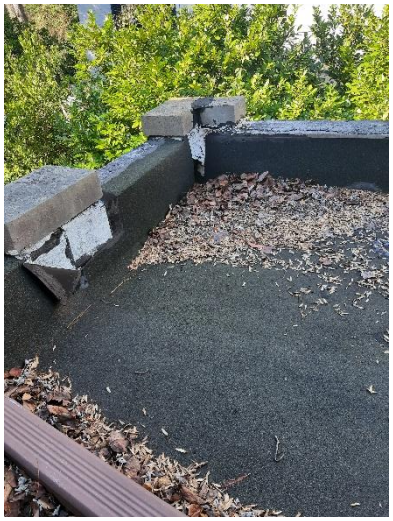


Photo 40
Roof of Sunroom / Enclosed Porch

Photo 41
Mold / Rot over North Window at Sunroom / Enclosed Porch

Photo 42
Rotten Framing over North Window at Sunroom / Enclosed Porch

iii. The wall in the northwest corner has extensive damage and rot. Some of the wall studs and exterior diagonal sheathing have partially rotted away and the exterior brick veneer is visible. See **Photos 43 through 45**.

iv. The floor shows signs of water damage but most of the framing below appears sound. **See Photos 46 and 47.**

Photo 43
Northwest Corner Framing
At Sunroom / Enclosed Porch

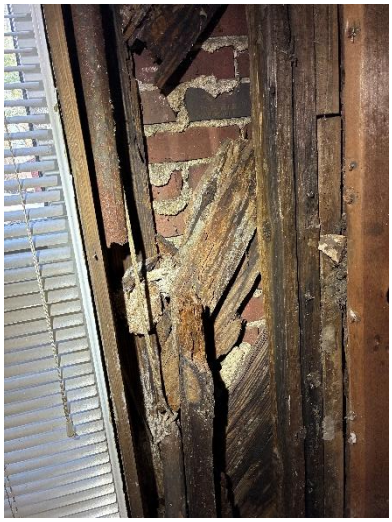


Photo 44
Northwest Corner Framing
At Sunroom / Enclosed Porch

Photo 45
Northwest Corner Framing
At Sunroom / Enclosed Porch

Photo 46
Water Damage at Floor of
Sunroom / Enclosed Porch

Photo 47
Basement Below Sunroom / Enclosed Porch
Showing Floor Framing

REHABILITATION FEASIBILITY

1. Sykes does not believe that this house is unable to be rehabilitated from a strictly structural point of view.
    a. The sunroom / enclosed porch above the basement level is the portion of the house that will require the most demolition / rebuilding.
        i. Roof over sunroom would need to be completely redone. There is significant damage to the wood where the roof has leaked
    b. Sykes recommends a roof assessment for main building. The corner of the roof over the private bathroom on the second floor and the breakfast nook on the first floor shows signs of significant water leaks. This low slope portion of the high roof does not appear to have the typical clay tile that was observed on the rest of the high roof. Damage to the framing from water leaks was also observed at framing near the chimney.
2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.
    a. Structural analysis of the existing framing is not in the scope of this report. If all or a portion of the existing building is to remain, Sykes recommends a complete analysis for the current framing or for any proposed renovations that may modify the current framing to assist in pricing for rehabilitation / renovation.
    b. Sykes recommends additional investigations or assessments by specialists for the following issues to determine if remediation of hazardous conditions / materials is economically feasible.
        i. Mold / mildew assessment
        ii. Asbestos / lead paint assessment

DEMOLITION ALTERNATIVES

1. Viable alternatives to demolition, including stabilization include:
    a. Underpinning at SE corner to mitigate additional settlement
    b. Waterproofing / upgraded drainage
        i. The basement wall adjacent to the driveway, the rear of house at basement windows, and the exterior basement entry require particular attention
    c. Updating first floor framing at posts (replace damaged column and add larger column caps), additional attachments at ledgers, repair at overcut joists
        i. Need to verify framing is adequate or if beam reinforcing / replacement is necessary. See **Rehabilitation Feasibility Section 2.a**.
    d. Clean brick and repoint where necessary
    e. Provide ventilation for the attic and basement
    f. Helities could be used to secure brick veneer to back-up framing. Published literature does not address helitie capacity in diagonal plank wood sheathing, but adding helities would provide a connection from the brick veneer to the back-up wall since one does not appear to currently exist.

PUBLIC SAFETY CONSIDERATIONS

1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears mostly sound and not in danger of imminent collapse.
3. The most extensive damage to the framing occurred at the Sunroom / Enclosed Porch and at the northwest corner of the Breakfast Nook.
    a. The floor appears sound, but the roof over this area may be severely compromised.

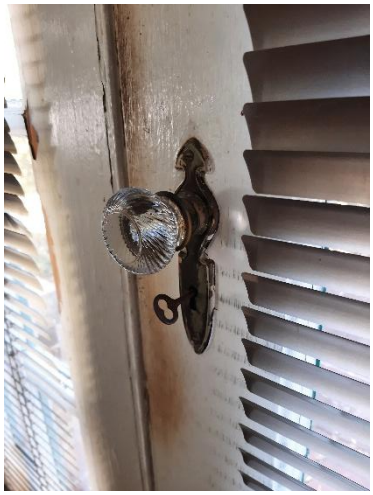
HISTORIC CONSIDERATIONS

1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation architect or other qualified professional.

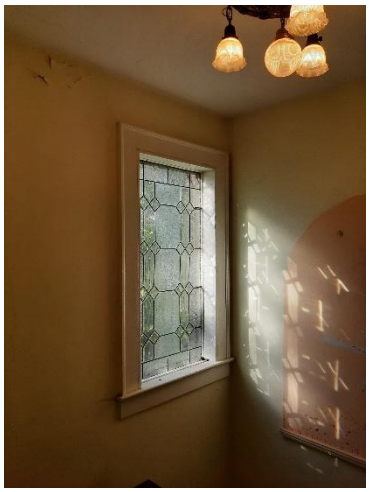
SALVAGEABLE MATERIAL

1. Sykes recommends all Items listed in this section be reviewed by a preservation architect to determine historical relevance.
    a. Doors / door hardware





    b. Windows

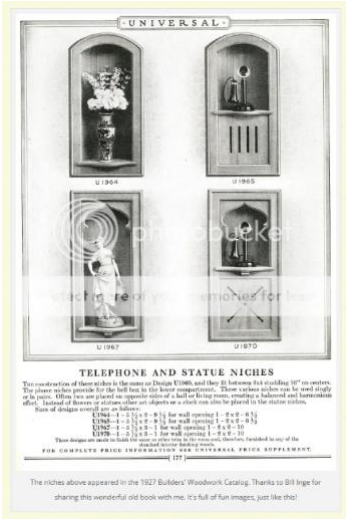



c. Light fixtures



d. Coal chute doors


e. Phone niche

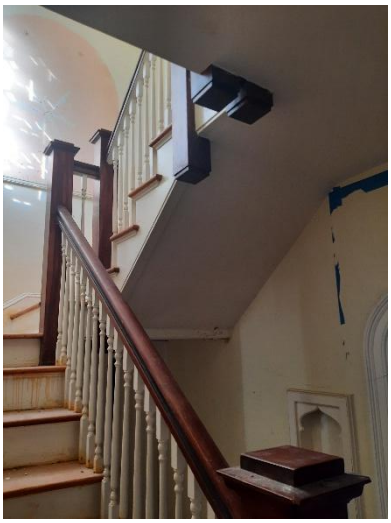


f. Tile

g. Fireplace

h. Molding / picture rail (see **Appendix B** Living Room and Dining Room Photos.)

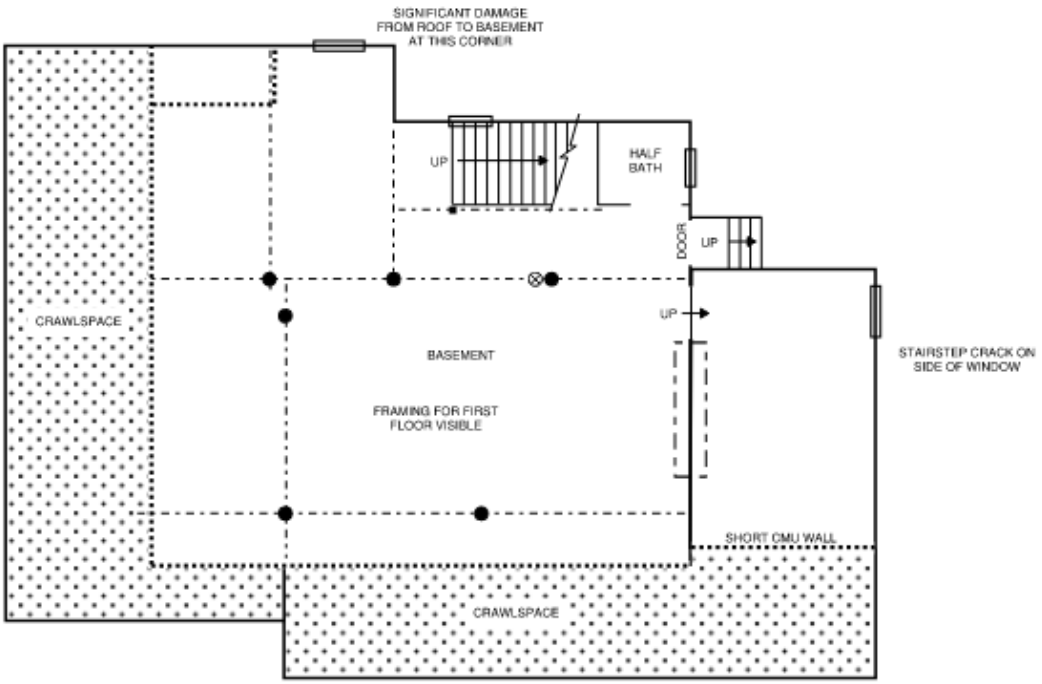
i. Stair



j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

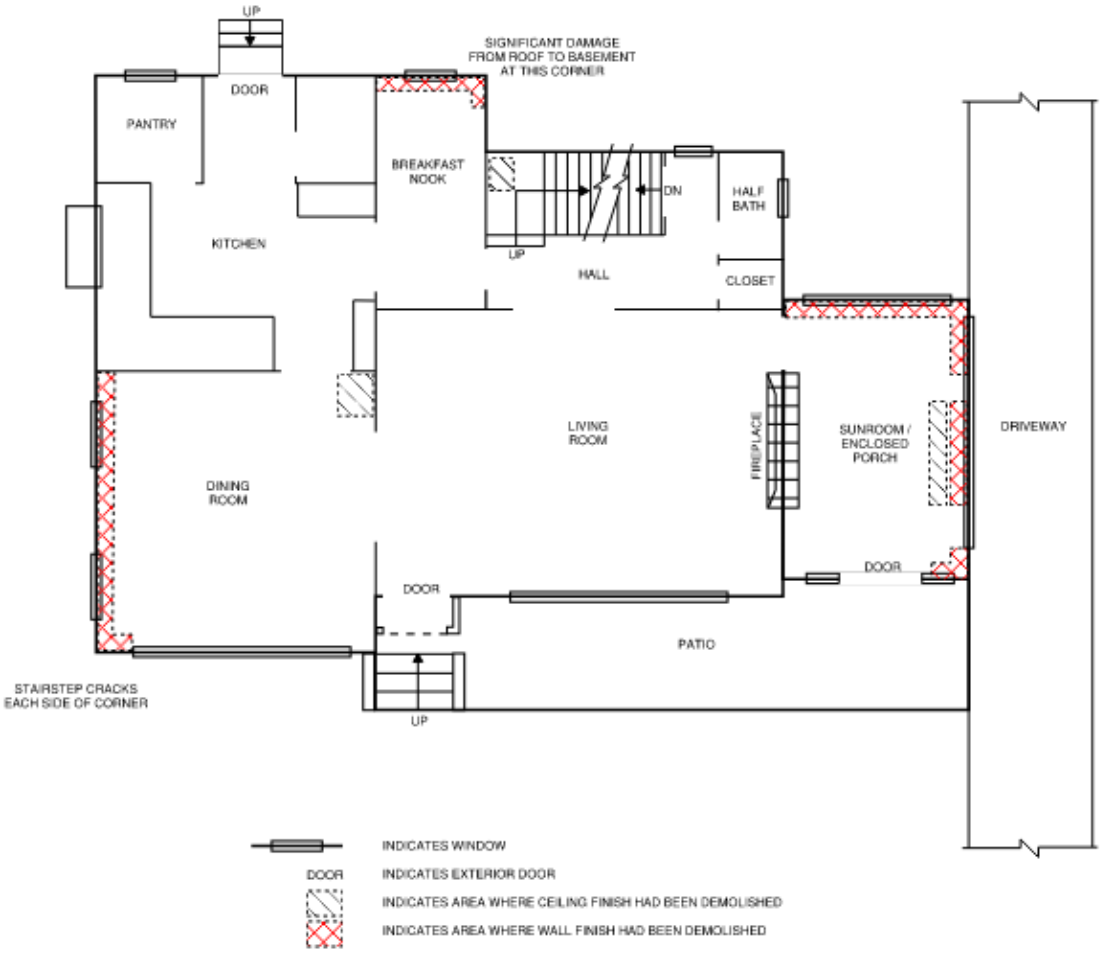
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

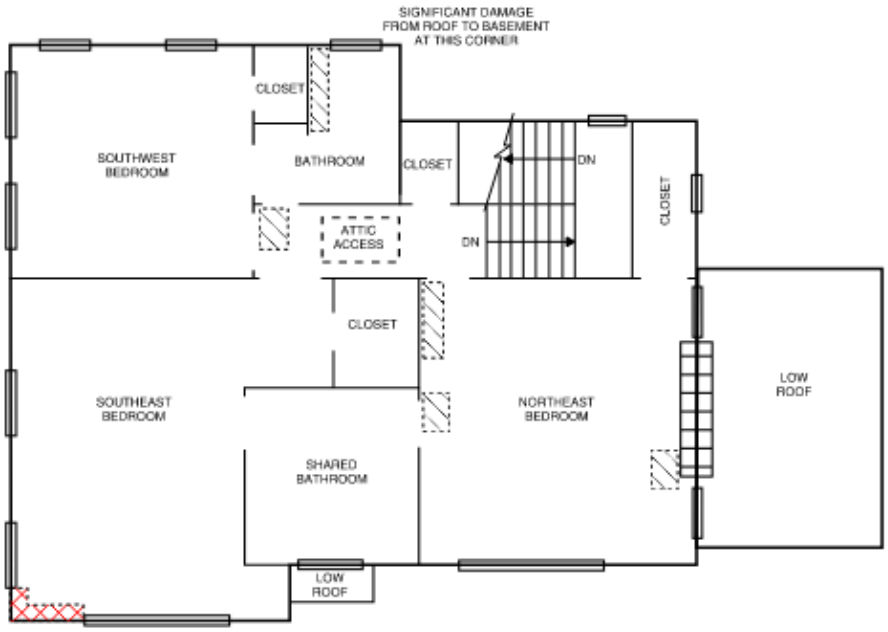
NORTH



ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES WINDOW

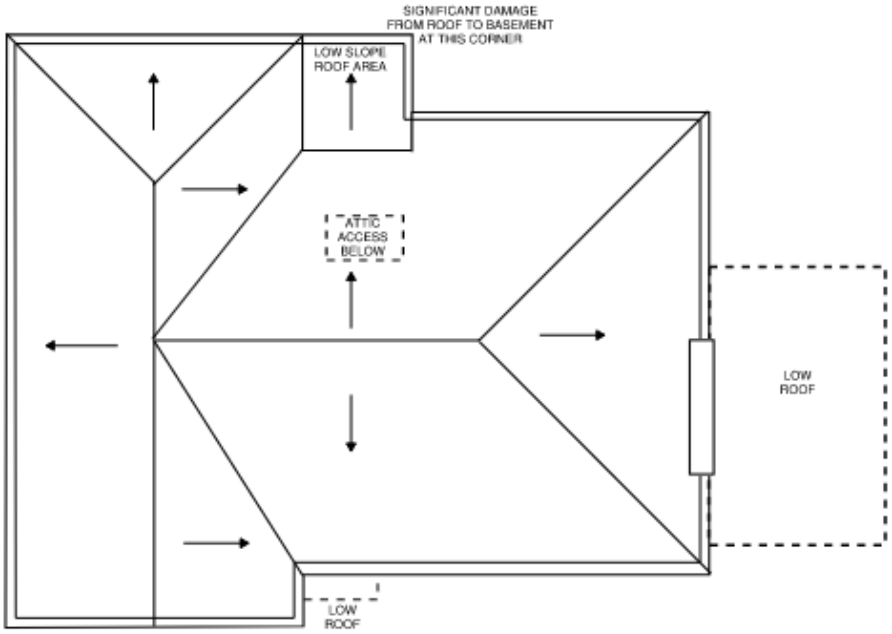
INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED

INDICATES AREA WHERE WALL FINISH HAD BEEN DEMOLISHED

ALL LOCATIONS / SIZES ARE APPROXIMATE

SECOND FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES SLOPE OF ROOF (DOWN)

ALL LOCATIONS / SIZES ARE APPROXIMATE

ROOF PLAN
(NOT TO SCALE)

NORTH

APPENDIX B

ADDITIONAL PHOTOS

Living Room

Living Room

Living Room View into Dining Room

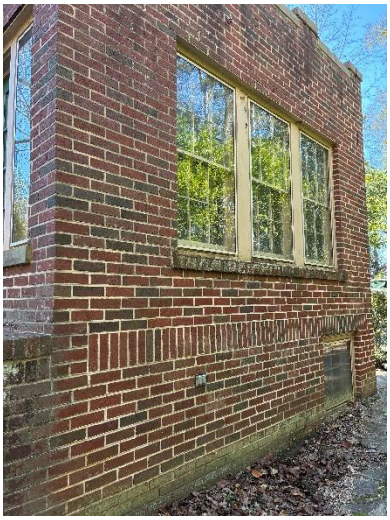
Dining Room

Sunroom / Enclosed Porch

Northeast Bedroom

Southeast Bedroom

Northeast Corner of Exterior Patio



North Exterior Wall of Sunroom / Enclosed Porch

Kitchen

Kitchen

Basement

Basement

Framing Under Hearth

Downspout Near Basement Window

Doorstops

APPENDIX C

AUTHOR RESUME

STRUCTURAL ENGINEER

As Project Manger, Tammie will ensure that the engineering direction is both executed and in line with the overall vision of the design team to help deliver a quality project to the owner. She will handle the day-to-day communication with the client, coordinate the structure with other project disciplines, and organize design, details, general notes, and specifications. Tammie will also be the primary point of contact during the construction administration phase of the project, reviewing shop drawings, responding to requests for information, and performing all site visits.

EDUCATION

Bachelor of Science in Design (Architecture)
Clemson University (1991)
Clemson, South Carolina

Master of Science in Civil Engineering (Structures)
Clemson University (1995)
Clemson, South Carolina

LICENSURE

Professional Engineering License(s)

- Georgia

AFFILIATIONS

- Structural Engineering Association of Georgia (SEAOG)
- American Institute of Steel Construction (AISC)

EXPERIENCE

PROJECT: UGA Holmes-Hunter Academic Building
LOCATION: Athens, Georgia
ROLE: Senior Project Manager

PROJECT: Howard Middle School
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager

PROJECT: Nelson Street Bridge
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager

PROJECT: Atlanta Housing Authority – Englewood South
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager