DeKalb County Historic Preservation Commission

Monday, October 19, 2026- 6:00 P.M.

Staff Report

New Construction Agenda

J. 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

October 2026

The application as summarized was heard in June of 2026. After it was heard and the public was given an opportunity to speak, the Commission made the decision to approve the application of the demolition of the nonhistoric garage with the modification that the proposed demolition of the historic house 5.0, 6.6, and 7.33, and the 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.

The decision of the Commission was appealed by the applicant to the DeKalb County Board of Commissioners, as the process outlined in Section 13.5-8(12) of the DeKalb County Code of Ordinances[1.]

On September 22nd, 2026, the Board of Commissioners voted to affirm the Commission's decision regarding the application to demolish the nonhistoric garage. The Board of Commissioner's voted to reverse and remand the Commission's decision regarding the application to demolish the historic house and the construction of a nonhistoric house, with the direction that the Commission rehear the application with the following instructions:

1. Ensure the administrative record is complete and includes all materials submitted for consideration
2. Reconsider the application under the pre-December 2025 Guidelines that were in effect when the applicant first indicated to County staff an intent to apply for permission to demolish the subject structure
3. Reconsider the application for the proposed replacement residential structure with the direction that the application be considered separately from the application to demolish the existing residence, as the as the pre-December 2025 Guidelines applicable to this matter did not require that replacement renderings accompany and be approved in conjunction with a proposed demotion, nor did the relevant pre-December 2025 Guidelines contemplate that a demolition application be dependent upon the appropriateness of the replacement construction plans.

The proposed demolition is presented as previously documented with no new documentation or information at this time. The proposed design for the new construction remains the same as previously presented.

June 15, 2026

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. **Removal of a nonhistoric garage affirmed.** The Board of Commissioners affirmed the Historic Preservation Commission's decision regarding the application to remove the non-historic garage on September 22, 2026.

Recommendation

In December of 2025, a structural assessment report was completed on the behalf of DeKalb County for the historic house located at 1080 Clifton Road; in this report, the licensed structural engineer surveyed the existing condition of the structure and came to the determination that the structure is not beyond rehabilitation due to loss of structural integrity. The structural engineer stated that they do not believe that this house is unable to be rehabilitated from a strictly structural point and that the structure appears to be sound and not at risk of collapse. The report recommended the following potential work for the structure to address any public safety concerns:

- A full mold / mildew / asbestos / lead paint assessments a recommended as there is potential for mold and mildew
- The sunroom / enclosed porch above the basement level will require demolition and rebuilding, including replacing the roof over sunroom.
- A roof assessment should be done for the main building as significant water leaks were noted, and areas of the roof would need to be replaced.

The structural report noted that a determination could not be made as to if rehabilitation is feasible from an economic standpoint, as this this not within the scope of this project and is not within the preview of this Commission.

Additionally, the Secretary of the Interior Standards for Rehabilitation of a Historic Property state that:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

In the review of the application, staff took into consideration both the sealed and stamped structure report completed on the behalf of DeKalb County, the administrative record as a completed and including all material submitted for review by the applicant, the established Secretary of Interior Standards for Rehabilitation, and the guidelines established by the Druid Hills Design Manual prior to December of 2025. Ultimately, **staff recommends that the proposed demolition of the historic property be denied in accordance with the following guidelines cited in the Druid Hills Design Manual as published prior to December of 2025**:

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.

As the property is considered historic for the Druid Hills Local Historic, the historic character, materials, and integrity of the property should be preserved, and it has not been demonstrated that the structure is not beyond the point of rehabilitation.

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.

These guidelines are relevant as the house at 1080 Clifton Road is considered historic for the Druid Hills Local Historic District, the historic character, materials, and integrity of the property should be preserved, and it has not been demonstrated by the submitted documentation that the structure is not beyond the point of rehabilitation. Therefore, the application to demolish the historic structure on the property at 1080 Clifton Road does not meet the established Pre- December 2025 Guidelines and would have a substantial adverse effect on the property or the district.

Furthermore, in the review of the application for the new construction of a nonhistoric residential structure, staff took into consideration both the sealed and stamped structure report completed on the behalf of DeKalb County, the administrative record as a completed and including all material submitted for review by the applicant, the established Secretary of Interior Standards for Rehabilitation, and the guidelines established by the Druid Hills Design Manual prior to December of 2025. **Staff recommends that the proposed new construction of a nonhistoric house should be denied in accordance with Pre-December 2025 Guidelines 7.0, 7.1, 7.2, 7.2.3. and 7.2.8 of the Druid Hills Design Manual which state:**

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.

7.2.3 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: 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.

7.2.8 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.

as the overall design and individual architectural elements of the proposed construction, such as the clipped-gable roofing, multi-material siding, and staggered roof-line, are not compatible with an identified historic architectural style, the prevailing character of the area of influence, nor the local historic district as a whole.

The property at 1080 Clifton Road is located within the identified Druid Hills Character Area #2, which is predominantly 1-2 story structures of early to mid-twentieth century architectural revival styles such as Tudor Revival and Colonial Revival, and as well as Craftsman. While the false-timber elements shown on the proposed new construction design do appear on some Tudor Revival constructions, there are no examples of Tudor Revival properties within Druid Hills Character Area #2 that include clipped gabled rooflines. Furthermore, it is noted in Section 12.2 of the Druid Hills Design Manual that properties within Character Area #2 are “predominantly brick veneer exterior,”; therefore, the proposed mixed use of siding materials is not consistent with the defined characteristics of the area of influence for the property at 1080 Clifton Road. These are examples of how the proposed design do not meet Pre-December 2025 Guidelines 7.0., 7.1, 7.2, 7.2.3, and 7.2.8 regarding recognizing and being consistent with established architectural patterns within the area of influence for a given new construction. Therefore, the application to construct a new nonhistoric structure on the property at 1080 Clifton Road does not meet the established Pre-December 2025 Guidelines and would have a substantial adverse effect on the property or the district.

Relevant Pre-December 2025 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.

June 30, 2026 (Revision 2)
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, revised June 21, 2026

CORPORATE HEADQUARTERS
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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

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6.21.24

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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)
June 21, 2026 (Signed and Sealed)

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**).

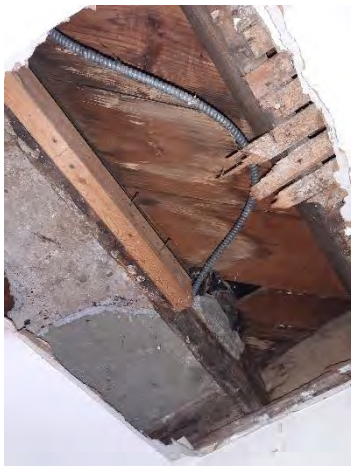


Photo 16
Damage at 2nd Floor Framing



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

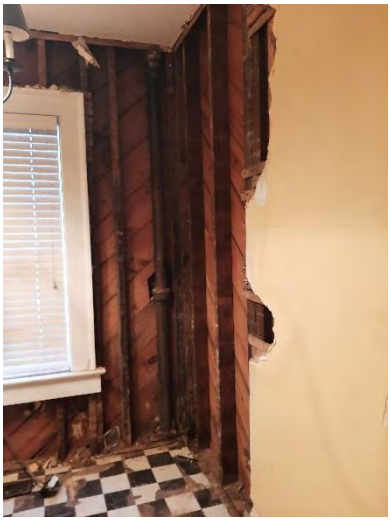


Photo 22
Breakfast Nook Wall Framing



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**.

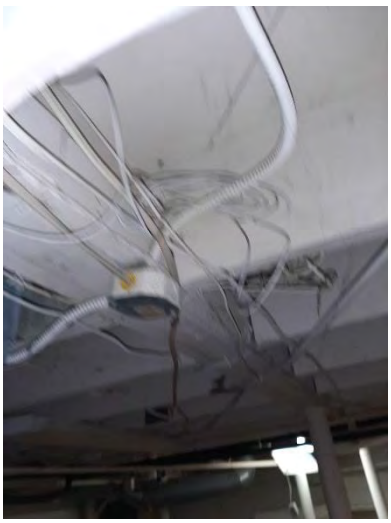


Photo 25
First Floor Framing



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

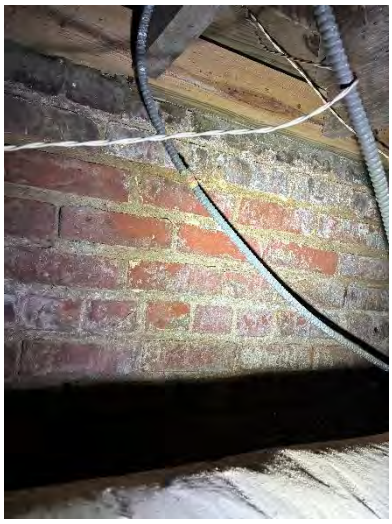


Photo 35
Exterior Wall at Crawlspace

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

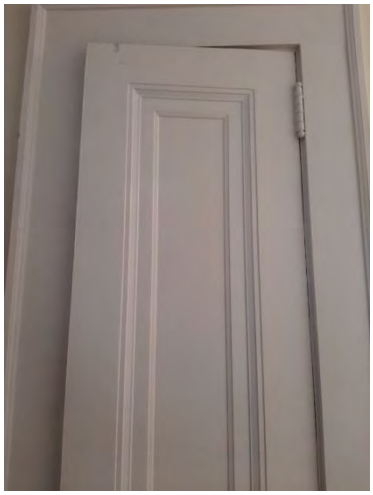
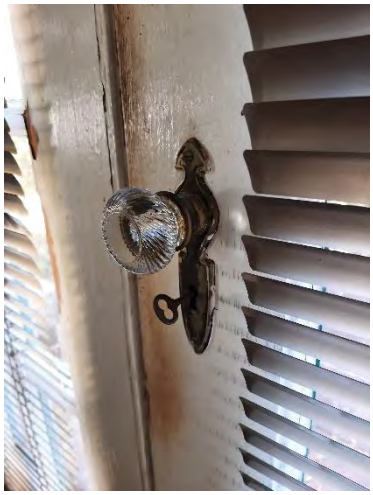
1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears 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

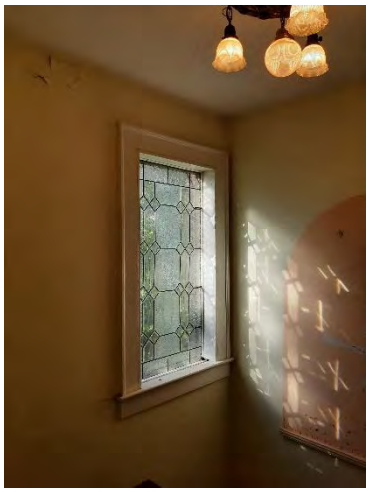
1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation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



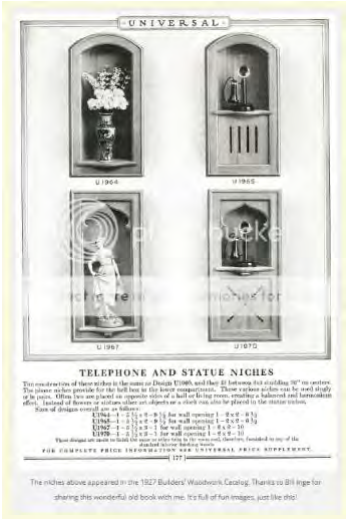


d. Coal chute doors




e. Phone niche





f. Tile





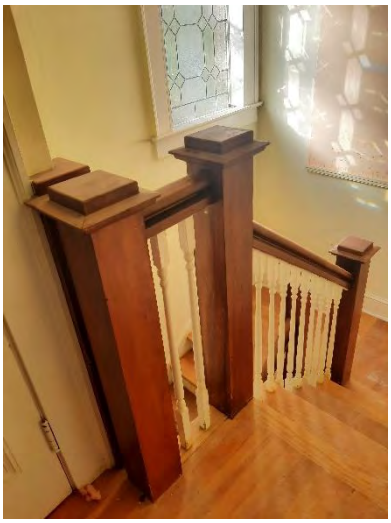


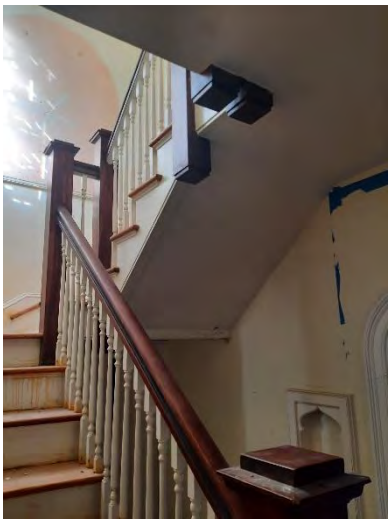
g. Fireplace



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

i. Stair



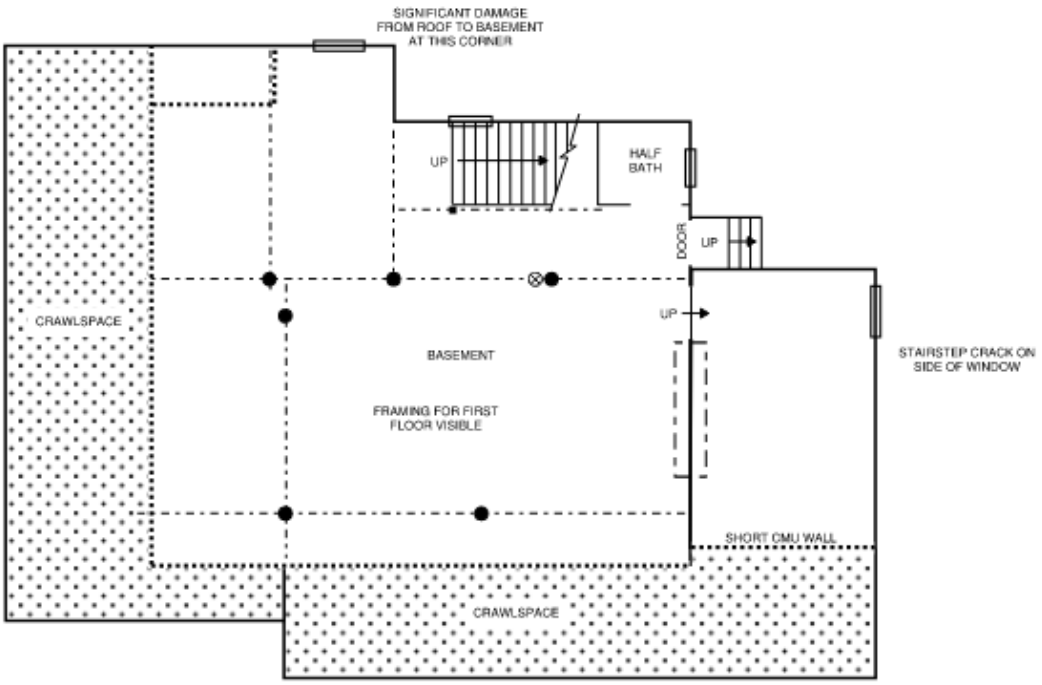




j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

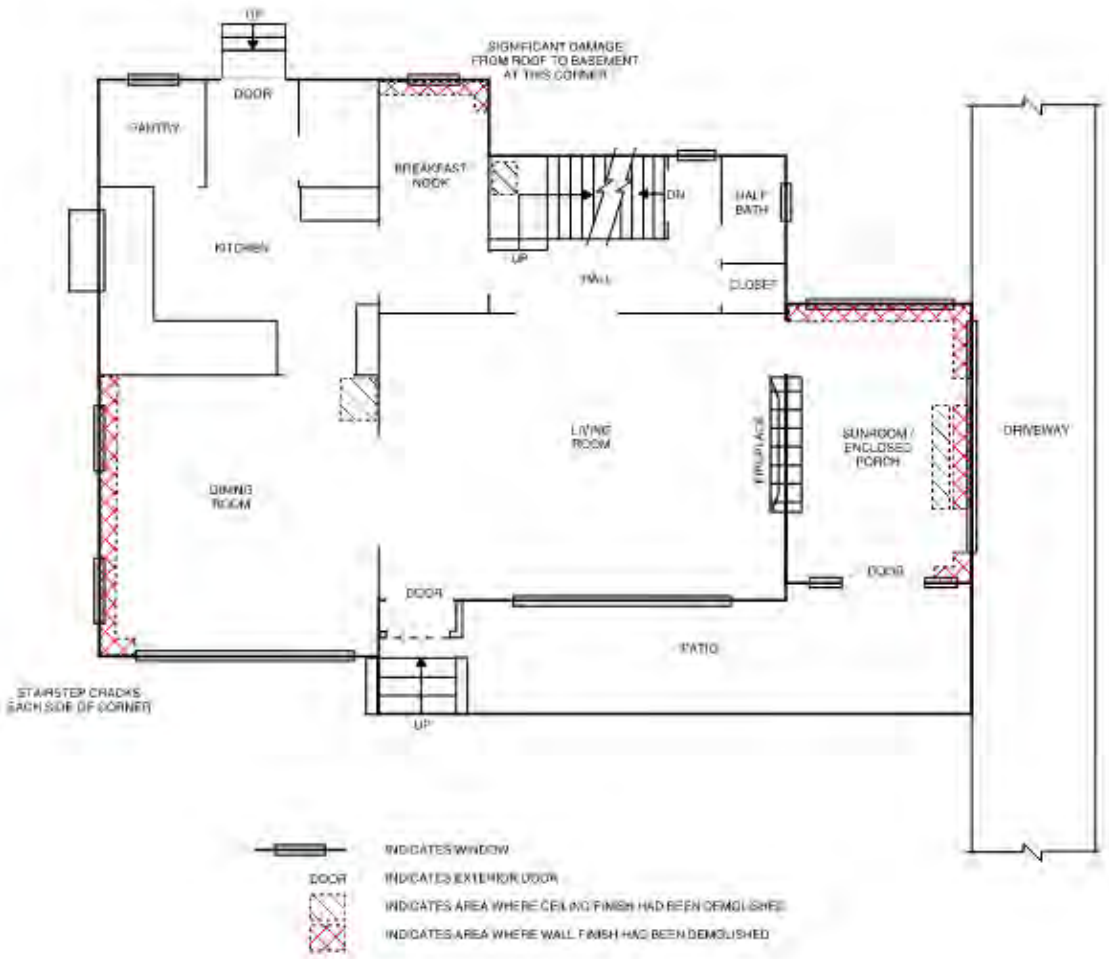
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

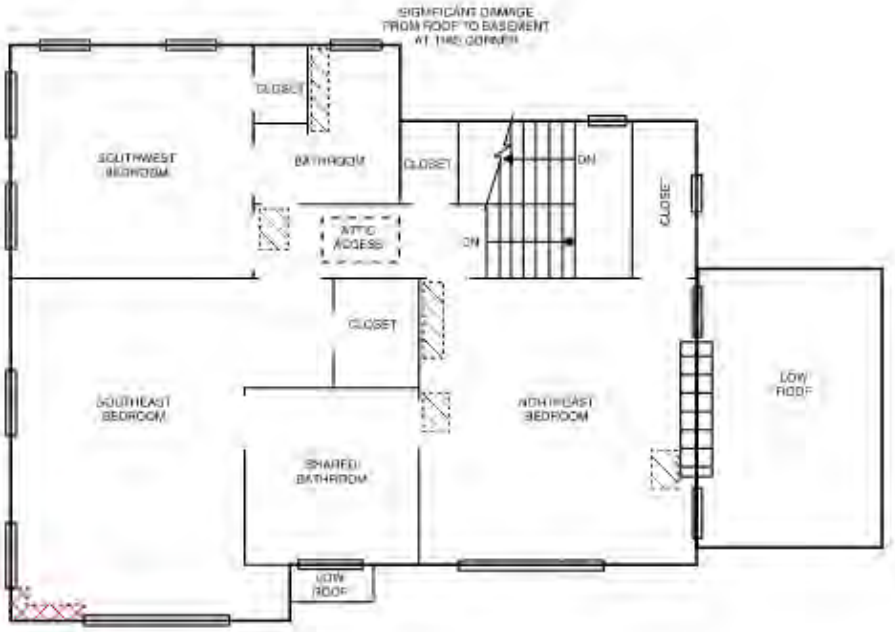
NORTH



ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES WINDOW

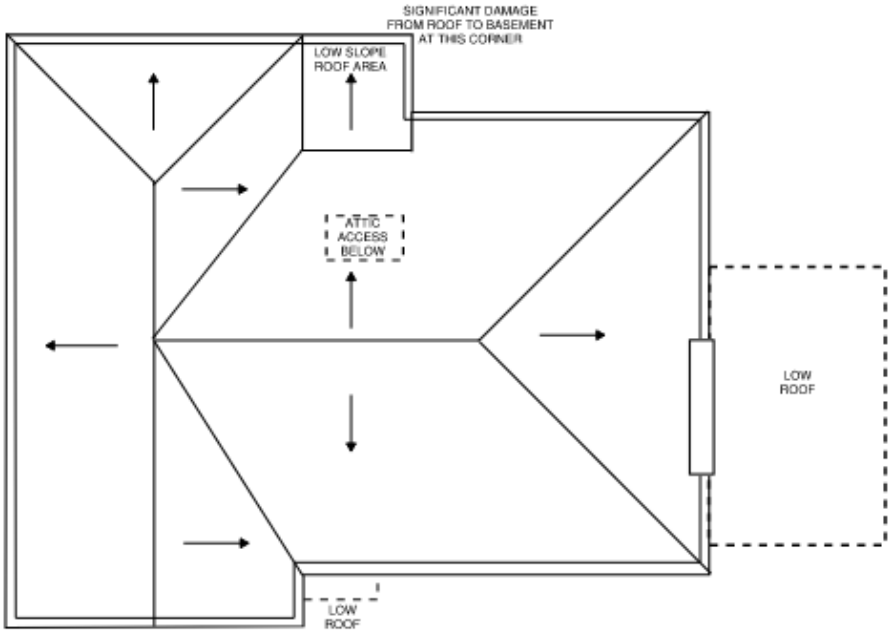
INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED

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



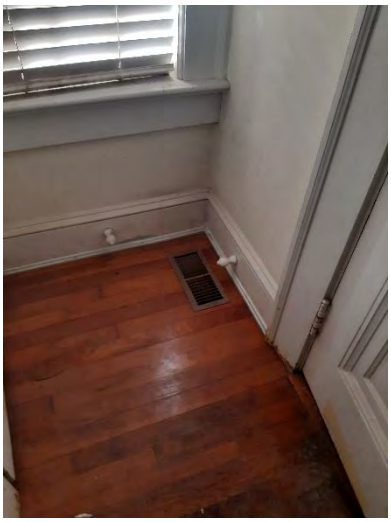
Basement



Framing Under Hearth



Downspout Near Basement Window



Doorstops

APPENDIX C

AUTHOR RESUME



SENIOR STRUCTURAL ENGINEER

As Senior 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, GA
ROLE: Senior Project Manager

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

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

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

Application for 1080 Clifton Road to be Heard at the October 19th Historic Preservation Commission Meeting

ATTACHMENTS (PAGES)

1. Attachment list (page 1-2)

2. Appeal (pages 3-7)

3. Certificate of Appropriates (page 8)

4. Decision Form (pages 9-10)

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

4. Staff report (pages 11-51)

5. Application and supporting documents (pages 52-512)

- *Application For Certificate of Appropriateness, dated March 1st, 2026 (pages 52-53)*
- *As Built Submittal Image (page 54)*
- *House Plans A1, A2, A4-A7 (page 55-60)*
- *List of Exterior Materials (page 61)*
- *Gallery Fieldstone Center Image (page 62)*
- *Link to an Image of Exterior Materials (pages 63 -66)*
- *Site Plan (page 67)*
- *Revised Site Plan (page 68)*
- *Train Structural Analysis Summary (pages 69-76)*
- *Train Affidavit, dated December 1st, 2025 (page 77-81)*
- *CERM Structural Assessment Report (pages 82-117)*
- *Buckler Affidavit, dated June 15th, 2026 (pages 118-123)*
- *Buckler Affidavit with Exhibits (pages 124-226)*

- *Buckler Presentation to the DeKalb County Historic Preservation Commission (pages 227-281)*
- *Buckler Motion to Object CERM Report (pages 282 – 292)*
- *Certified Copy of Chapter 13.5 of DeKalb County Code of Ordinances (pages 293 – 306)*
- *Certificate of Appropriateness for 1035 Oxford Road, issued April 21st, 2025 (pages 307 – 309)*
- *Druid Hills Design Manual, as of January 1st, 2025 (310-436)*
- *Shull Affidavit, dated June 11th, 2026 (page 437)*
- *Updated Shull Affidavit, dated June 11th, 2026 (pages 438-461)*
- *Statement in Support of Application by Brian Daughdrill, dated June 15th, 2026 (pages 462-469)*
- *Train Affidavit, submitted June 12th, 2026 (pages 470-512)*

6. Letters in Opposition (pages 513-517)

7. Staff Documents (page 518-555)

8. Druid Hills Design Manual Guidelines prior to amendments accepted in December of 2025 (page 556-578)

9. Sealed CERM Structural Assessment Report of the Property at 1080 Clifton Road (pages 579-616)

Link to the recording of the June 15, 2026, Historic Preservation Commission meeting: ***https://dekalbcountyga.zoom.us/rec/share/hSSkcqLy8f0u64VeXW-4BTjoeaKTXoYh8w3Mo1T9IqvztiflraPBMoGPnndVXhST.RCLQvLo6PKWTHVQX?startTime=1781559279000***

Passcode: !q5u3u05

DeKalb County
GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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: Brian E. Daughdrill on behalf of Owner, Bobby Buckler

Address of appellant: 950 E. Paces Ferry Rd., #2450, Atlanta, GA 30331

Address of property: 1080 Clifton Rd., NE, Atlanta, GA 30307

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: June 15, 2026

Date of Historic Preservation Commission decision: June 23, 2026

Historic Preservation Commission Appeal Form

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:

1. HPC abused its discretion by considering incompetent evidence.

First and foremost, the county relied upon a report that does not comply with Georgia law or other guidelines for engineers in that it was not signed or sealed in violation of O.C.G.A. § 43-15-22 and Ga. Comp. R. & Regs. 180-12-.02(3); see also O.C.G.A. § 8-2-6 (legislative policy. that a governmental body may not rely upon any engineering judgments unless the engineer affirmatively accepts responsibility through sworn certifications and professional accountability). Moreover, no report exists in the record to supports the HPC's denial of the COA.

2. HPC abused its discretion because the evidence in the record does not support a denial, and overwhelmingly supports an approval of a COA (see supplemental explanation for further details), and the denial is therefore arbitrary and capricious.There is no evidence in the record that supports denial in accordance with Guidelines 5.0, 6.6, 7.3.3., 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8 or 7.3.2.

3. HPC's denial is not based on the factors set forth in County Ord. Sec. 13.5-8(3) or the County Bylaws (see supplemental explanation).

See Applicant's separate Supplemental Explanation.

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: June 29, 2026 **Signature:** Bobby Buckler

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
Robert H. Buckler
HPC-26-1248160
1080 Clifton Rd

Robert Buckler submits the following in support of his Appeal of the HPC decision denying his Certificate of Appropriateness (hereinafter "COA") and respectfully requests the denial be reversed and the HPC be ordered to issue the COA on the following grounds:

Section 13.5-8(8) requires the HPC to clearly state its reasons and identify the §13.5-8(3) factors supporting its decision. Contrary to this rule, this HPC decision merely lists guideline numbers without findings of fact or supporting evidence and fails to explain the HPC's basis for rejection of Applicant's expert evidence. This frustrates meaningful appellate review, is arbitrary and capricious, and should be set aside. O.C.G.A. § 50-13-19(h).[1]

An initial threshold defect is the absence of any record evidence establishing that 1080 Clifton Road is actually a historic resource or contributing structure subject to HPC demolition restrictions. The HPC summarily labels the residence "historic" and the garage "nonhistoric" without citing evidence or applying the criteria of § 13.5-7, leaving no explanation why one structure qualifies as historic while the other does not.[2] Both classifications rest on unsupported conclusions rather than evidence and are therefore arbitrary and capricious.

Under either the old or new Guideline 7.3.3, demolition is permitted where a structure is not sound or has so deteriorated that rehabilitation is not feasible. Applicant submitted unrebutted evidence from structural engineers, contractors, mold specialists, and other experts establishing extensive water intrusion, hazardous and toxic mold contamination, foundation failure, structural deterioration, the need to reconstruct approximately seventy-five percent of the exterior walls and fifty percent of the interior walls, that the front brick façade will fail at any attempt to renovate, and that the foundation must be completely rebuilt to satisfy current building codes. Multiple experts concluded that the structure is both not sound and that rehabilitation would require re-construction rather than preservation and would be cost prohibitive i.e. not feasible. There is not contrary

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[1] DeKalb County Code § 13.5-8; Sellars v. Cherokee County, 254 Ga. 496, 497 (1985); *see also* Bobo v. Cherokee Cty., 248 Ga. 554, 556, 285 S.E.2d 177, 179 (1981). Sam & Kate Prod. v. Ga. Dep't of Econ. Dev., 2023 Ga. Super. LEXIS 1950 citing Tanner Medical Ctr. V. Vest Newnan, LLC, 337 Ga. App. 884, 889 (2016).

[2] *See* Dekalb County Ordinance §§ 13.5-1, 13.5-2, 13.5-7, *et seq.*, and 36 § C.F.R. 60.4.

evidence.

Nothing in the Ordinance or Guidelines authorizes the selective retention of County experts to disregard competent engineering evidence submitted pursuant to Guideline 7.3.3 or to impose additional requirements not found in the Ordinance. Nonetheless, the HPC offered an **unsworn, and unsealed** Report (hereinafter "Dills report"). Public records reveal that this extraordinary procedure was employed only in Applicant's case, rendering the decision arbitrary, capricious, and an abuse of discretion. Applicant objected to the Dills report as being incompetent under O.C.G.A. § 43-15-22, Board Rule 180-12-.02(3), and O.C.G.A. § 24-7-702(b) for being unsworn and unsealed, and because of the critical limitations admitted therein. Specifically, Dills first admitted that structural analysis was beyond the scope of her engagement before concluding the structure was "sound." Dills further admitted that she: 1) performed no structural analysis of the framing, foundation or roof, 2) performed no analysis of economic feasibility or historical integrity, and 3) failed to perform several key investigations while recommending further investigation by others. Applicant's experts performed those analyses and unanimously concluded the structure was unsound and rehabilitation infeasible. The HPC offered no explanation (or indeed even analysis of) for rejecting Applicant's unrebutted evidence, rendering its decision arbitrary and capricious.[3]

The denial of the replacement residence is likewise unsupported. The HPC identified no evidence that the proposal would adversely affect the historic district and merely cited guideline numbers without a factual determination of how those criteria were not met. No witness analyzed compatibility, adverse effects, or the required "area of influence." Because the record contains no evidence (at all) supporting denial under the Design Manual or Guidelines 7.1–7.3.2, that decision was arbitrary, capricious, and an abuse of discretion.

[3] A decision cannot rest on speculation, assumptions, or conclusory assertions where the actual record contains unrebutted evidence pointing the other way and no evidence supporting the agency's finding. Sellars v. Cherokee County, 254 Ga. 496, 497 (1985). Where there is evidence of substantial hardship to the property owner ... and, on the other hand, no evidence of public interest in the present zoning sufficient to offset that hardship, a zoning law may be set aside as arbitrary and capricious.

The arbitrary nature of the HPC's decision is illustrated by its approval of demolition of the detached garage as "nonhistoric" without any supporting evidence, while denying demolition of the residence despite overwhelming unrebutted evidence that it was structurally unsound and incapable of feasible rehabilitation. The record contains no survey, inventory, expert testimony, designation report, or other evidence supporting the garage demolition determination.

Finally, the decision raises due process and takings concerns because it requires Applicant to retain and reconstruct a structure that multiple experts concluded cannot feasibly be rehabilitated, rendering the property economically unusable and effectively unmarketable. [4] Historic preservation regulations may not deprive an owner of economically viable use without adequate procedural safeguards. [5] Applicant preserves all federal and state constitutional claims set forth in its prior submittals for judicial review.

Applicant further preserves all federal and state constitutional claims arising from the County's administration of the COA process, which are independent of this administrative appeal and will be pursued in separate litigation. Evidence obtained outside the administrative record indicates that County officials (Paige Jennings, Rachel Bragg, and John Jones) manipulated the timing of the inspection, the consultant's scope of work, and implementation of revised demolition guidelines to influence the outcome of Applicant's COA application. The communications show County officials discussed impending guideline revisions, directed their consultant to narrow the scope of work, and coordinated the assignment knowing different legal standards would apply depending on when the application was considered. Coupled with the County's reliance on a concededly limited report while rejecting Applicant's comprehensive engineering evidence, these facts support a reasonable inference that the administrative process was manipulated to achieve a predetermined result. Applicant reserves all constitutional claims, including claims arising under 42 U.S.C. § 1983, for separate judicial proceedings.

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[4] Seller disclosure rules render the property unsellable at any price as Applicant will have to disclose all the reports to any prospective purchaser.

[5] *See* Penn Central Transp. Co. v. New York City, 438 U.S. 104 (1978); Lucas v. S.C. Coastal Council, 505 U.S. 1003 (1992); Lingle v. Chevron U.S.A. Inc., 544 U.S. 528 (2005).

Dekalb County Historic Preservation Commission
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

June 23, 2026

Site Address: 1080 CLIFTON RD
ATLANTA, GA 30307-

Parcel ID: 18-003-01-039

Application Date: June 01, 2026

Applicant: BRIAN DAUGHDRILL

Mailing Address: 950 E. Paces Ferry Road, Suite 2450
Atlanta, Ga 30341

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JUNE 15, 2026, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

Remove a nonhistoric garage. Demolish 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 approved at this time.

Approval of the demolition of the nonhistoric garage with the modifications that the demolition of house be denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic 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.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Brian E. Daughdrill

Address of Property: 1080 Clifton Road

Date(s) of hearing if any: June 15, 2026

Case Number: 1248160

☑ 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:

Remove a nonhistoric garage. Demolish 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 approved at this time.

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

Conditions or modifications (if applicable):

Approval of the demolition of the nonhistoric garage with the modifications that the demolition of house be denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic 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.

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 demolition of the historic house is denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic house is 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.

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: June 23rd, 2026

Signature: Olivia Hallquist

Chair, DeKalb County
Historic Preservation Commission

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

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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**).

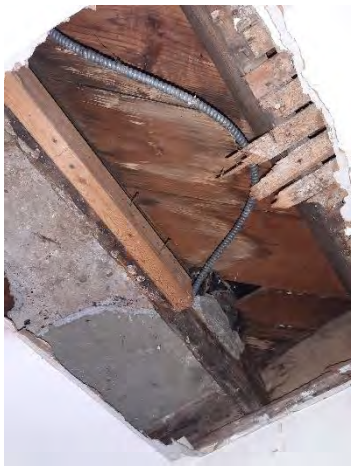


Photo 16
Damage at 2nd Floor Framing



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

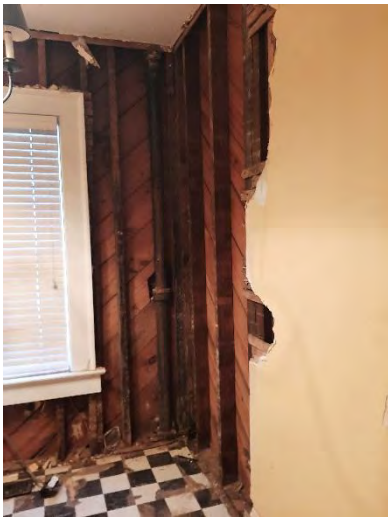


Photo 22
Breakfast Nook Wall Framing



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**.

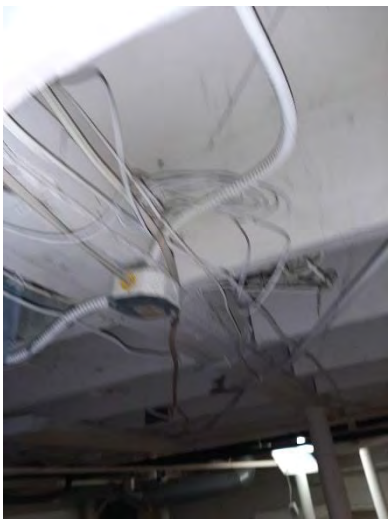


Photo 25
First Floor Framing



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

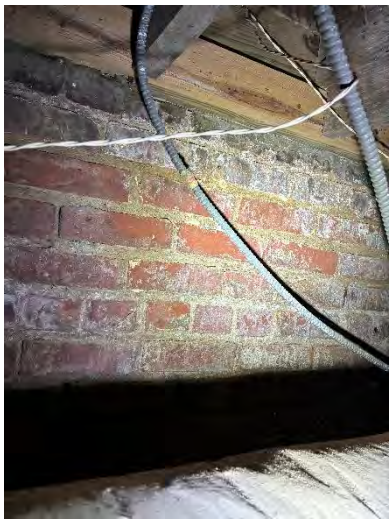


Photo 35
Exterior Wall at Crawlspace

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

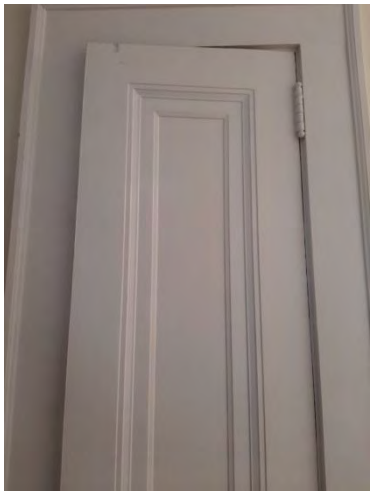
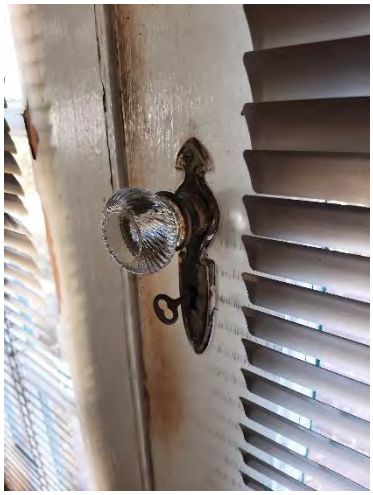
1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears 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

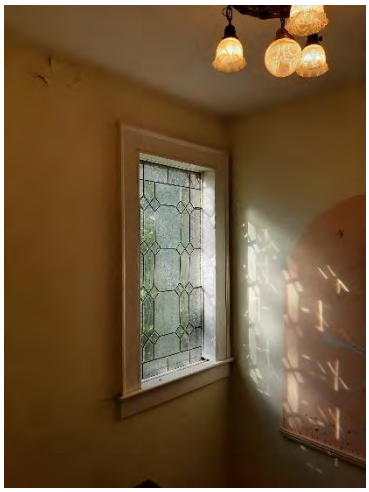
1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation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



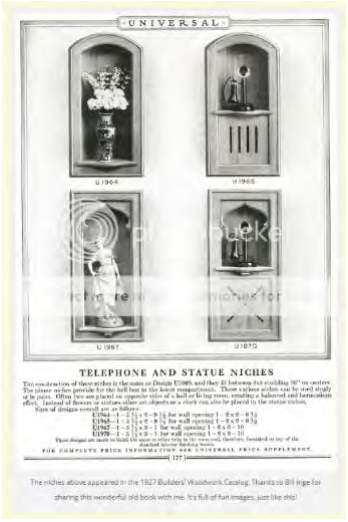


d. Coal chute doors




e. Phone niche





f. Tile





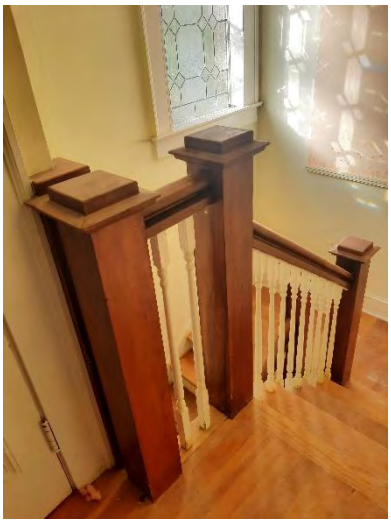


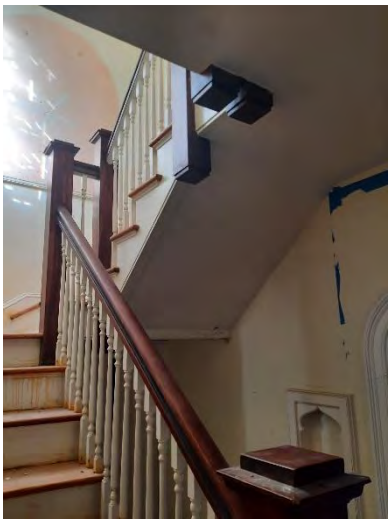
g. Fireplace



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

i. Stair



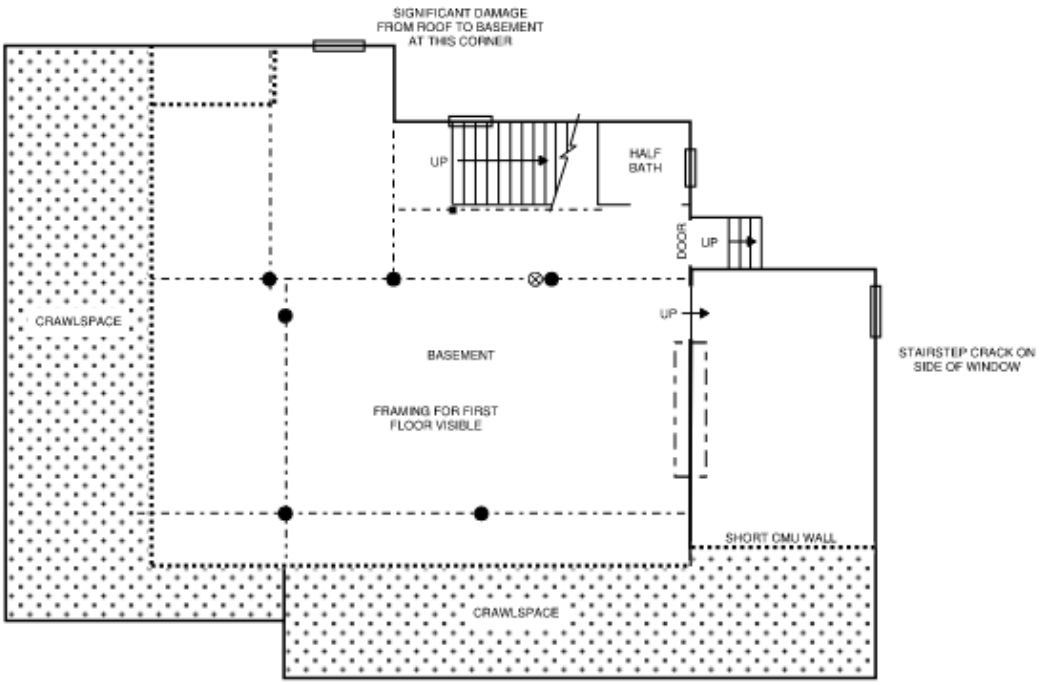




j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

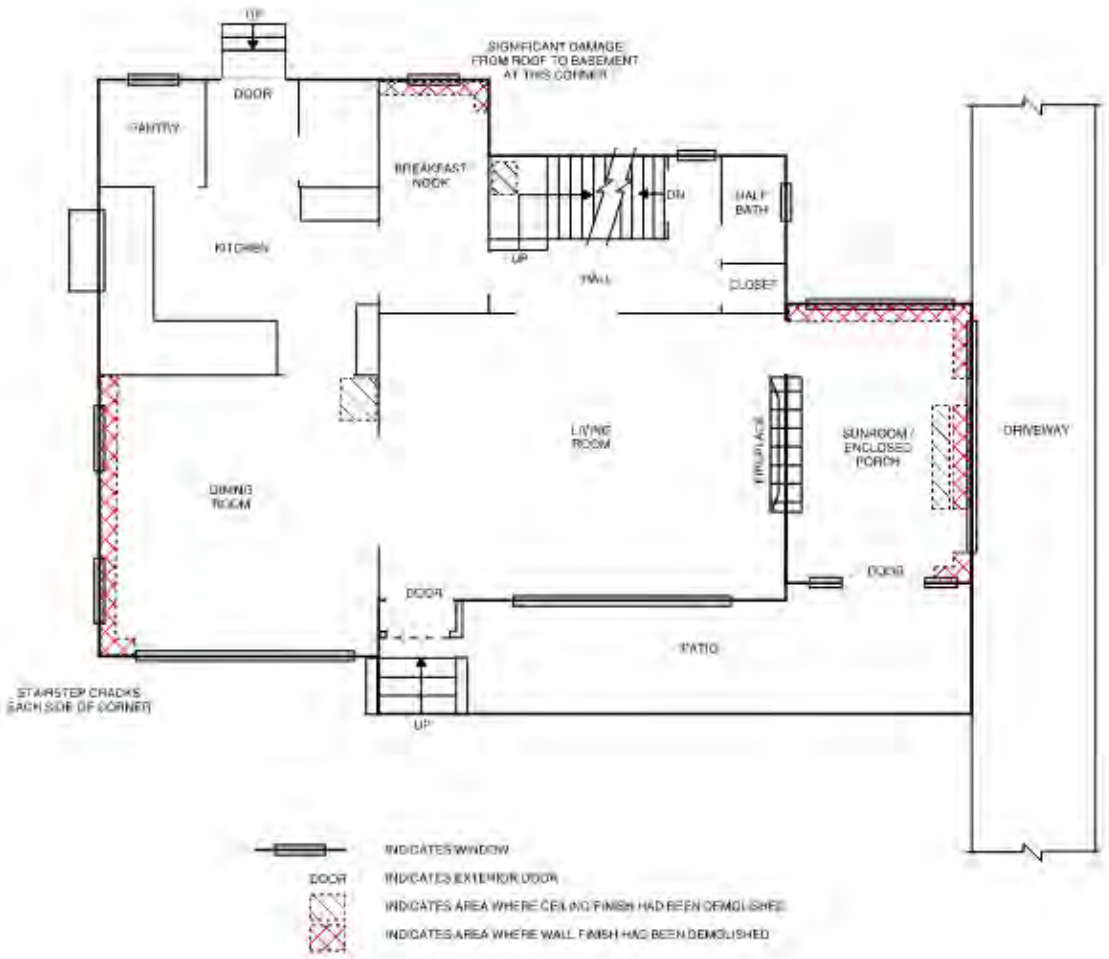
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

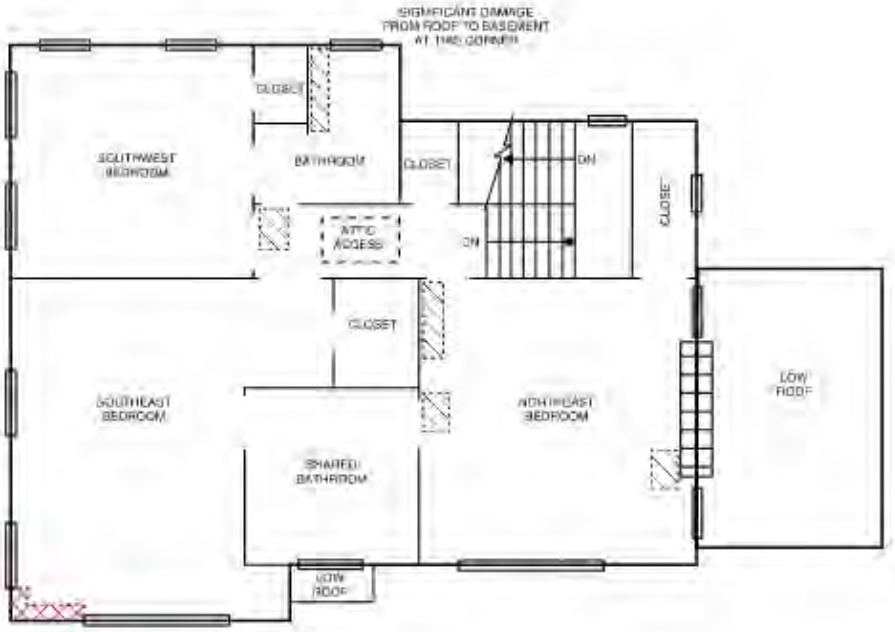
NORTH

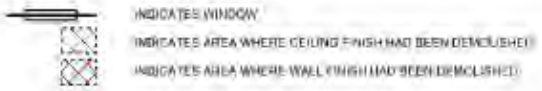


ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH

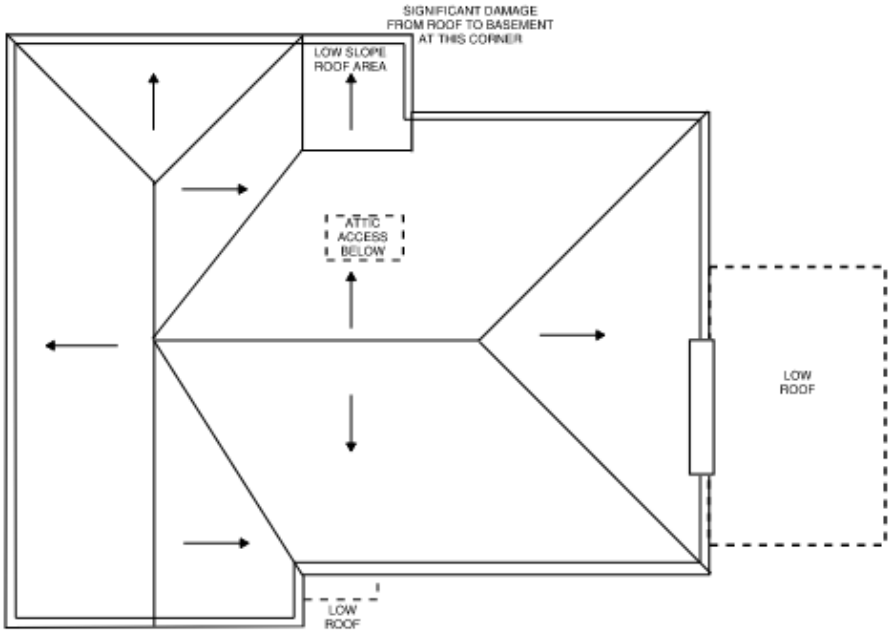




ALL LOCATIONS / SIZES ARE APPROXIMATE

SECOND FLOOR PLAN
(NOT TO SCALE)





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



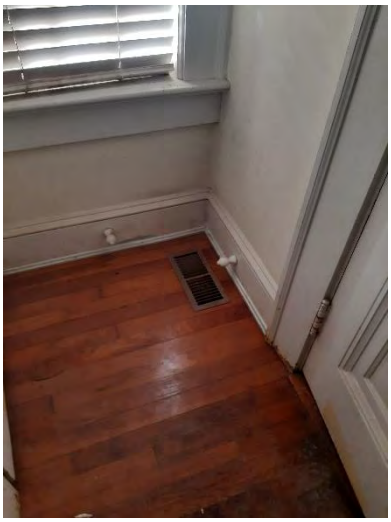
Basement



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

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 05/01/26

Subject Property Address: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

Property Parcel ID No: 18 003 01 039

Date(s) of Construction on all structures on the property: TO BE DETERMINED
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☑	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/wall	☐	Other	☐
Moving a building	☐	Sign Installation	☐		

Description of Work:

1. Demolition and removal of a structurally-unsound 2,184 sq. ft. Tudor house, originally constructed in 1929. Plans and an as-bui8lt photo along with a structured analysis and Affidavit from a licensed structured engineer are provided.

2. Demolition and removal of structurally-unsound 2-car garage for which a demolition COA was issued in March, 2025.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner ☐ Agent ☑

Applicant/Owner Signature _____ Date 5/1/26

To Be Completed by Staff: **Date Received:** _____

CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

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: ROBERT BUCKLER

being owner(s) of the property at: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

hereby delegate authority to: BRIAN E. DAUGHDRILL

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

Signature of Owner(s): Robert H. Buckler Date: 05/01/26

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 via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

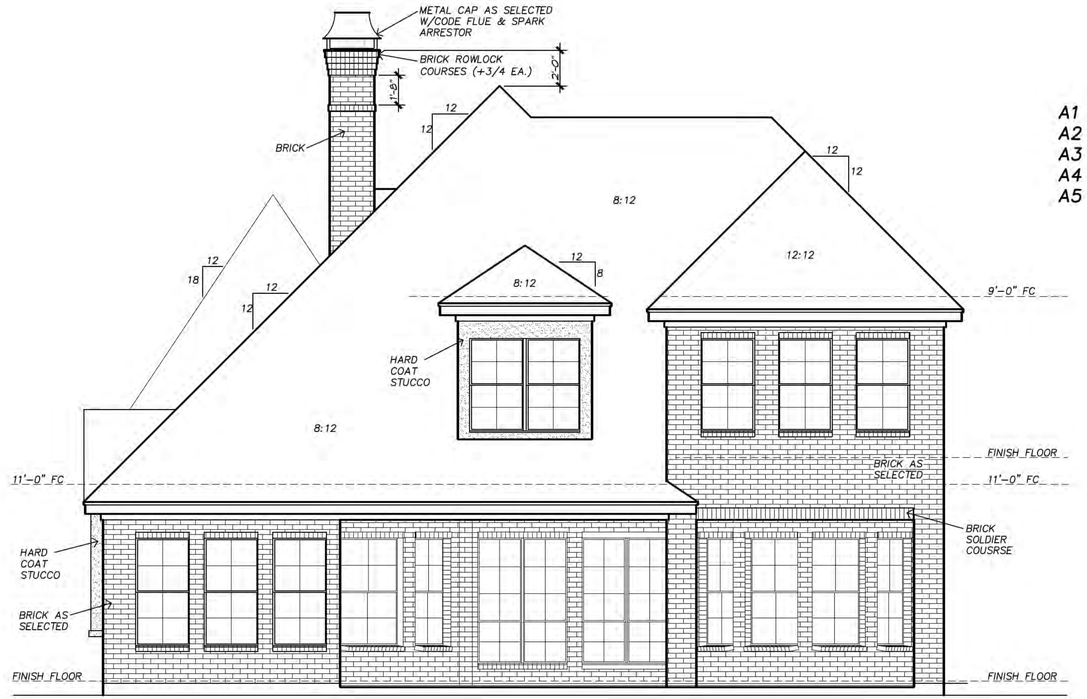
- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☐



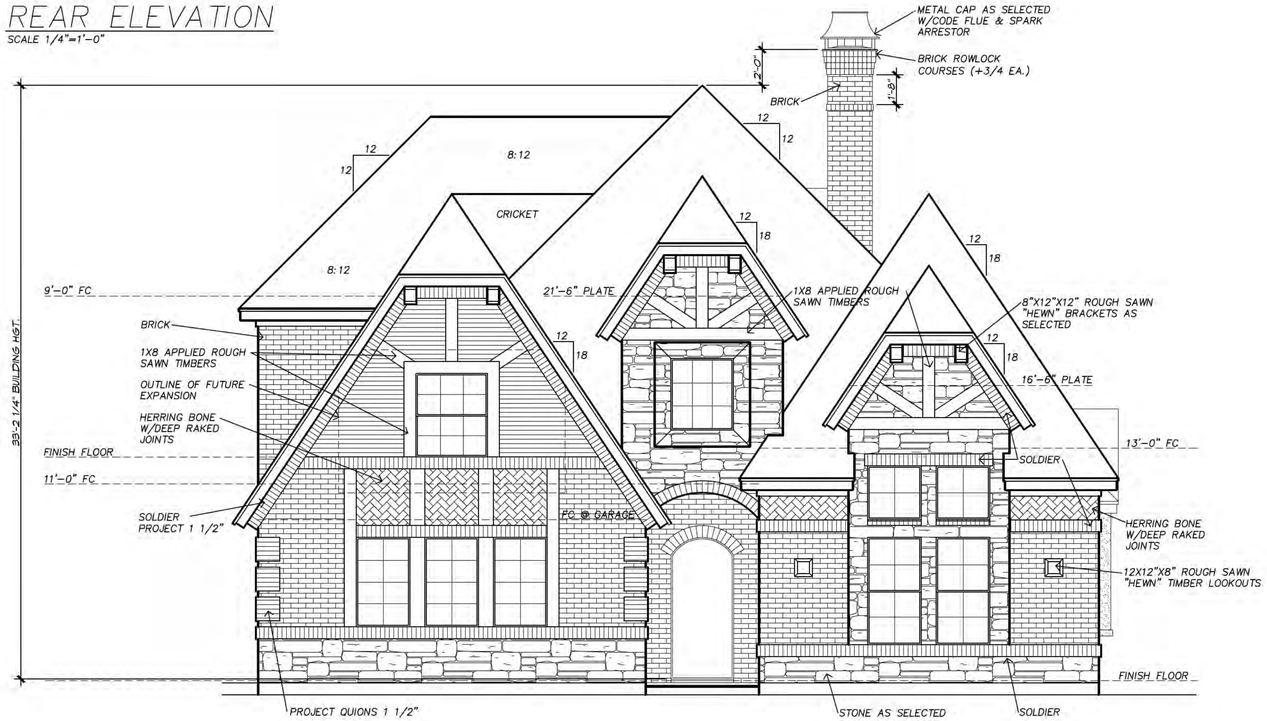
1080 CLIFTON RD.

A1 – FRONT & REAR ELEVATIONS
A2 – LEFT & RIGHT ELEVATIONS
A3 – N/A
A4 – FIRST FLOOR DIMENSION PLAN
A5 – SECOND FLOOR DIMENSION PLAN
A6 – FIRST FLOOR NOTATION PLAN
A7 – SECOND FLOOR NOTATION PLAN
A8 – N/A



REAR ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

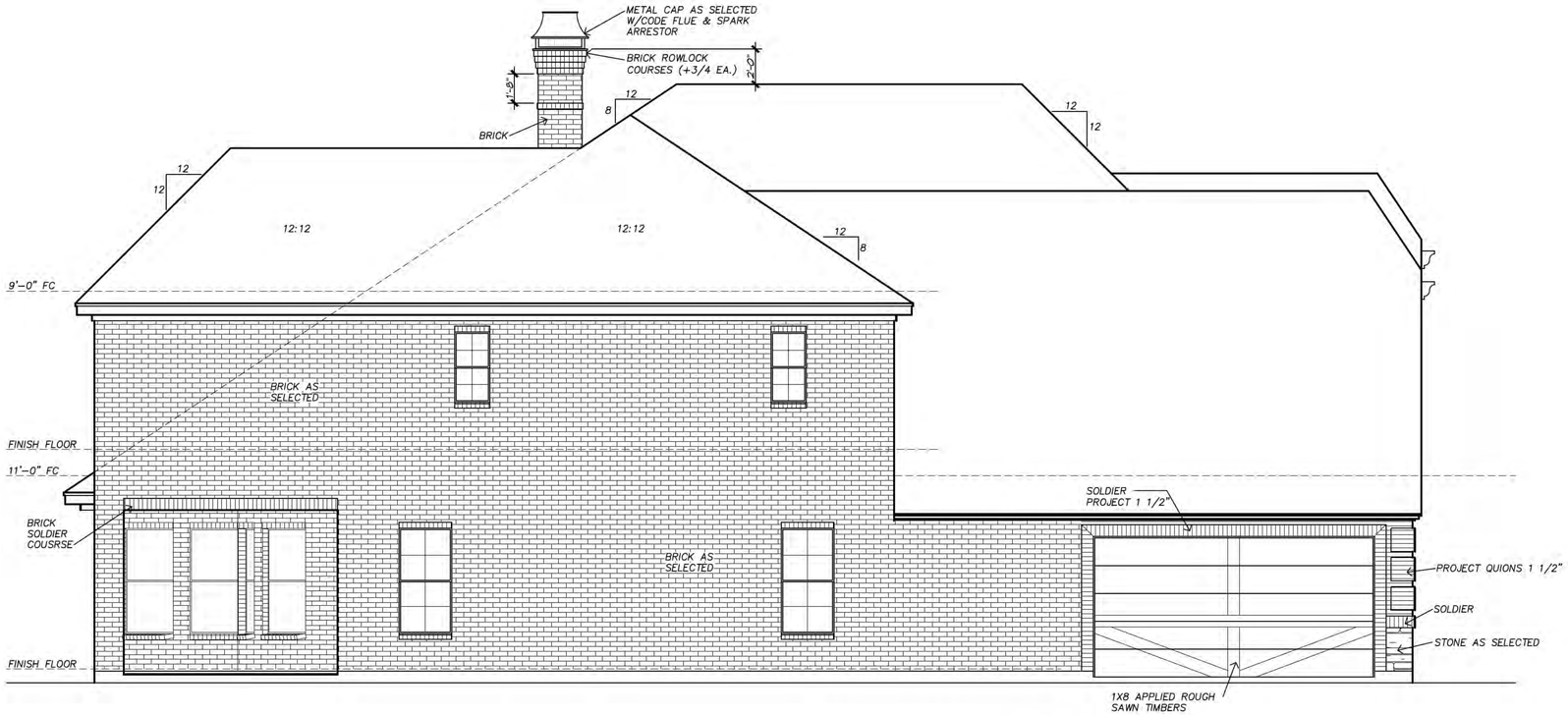
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1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

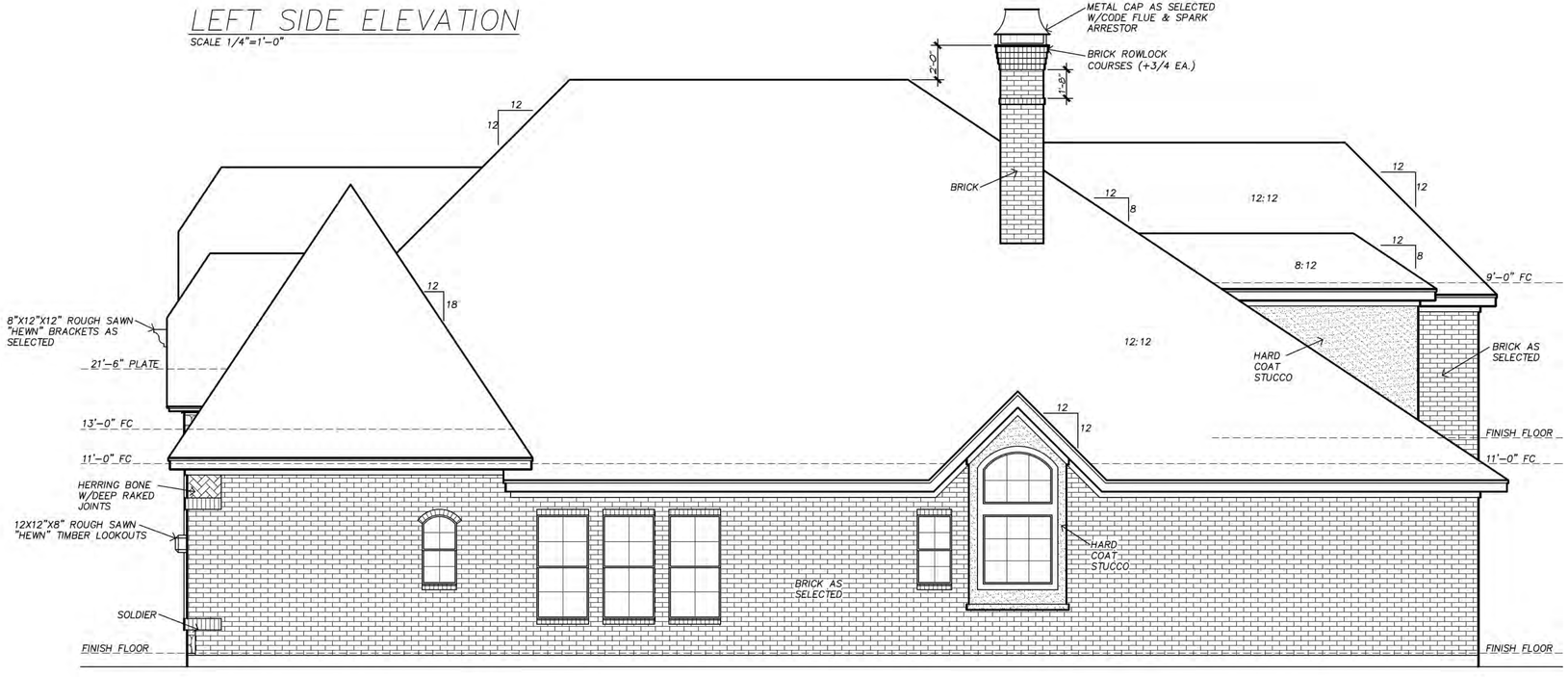
DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
1



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

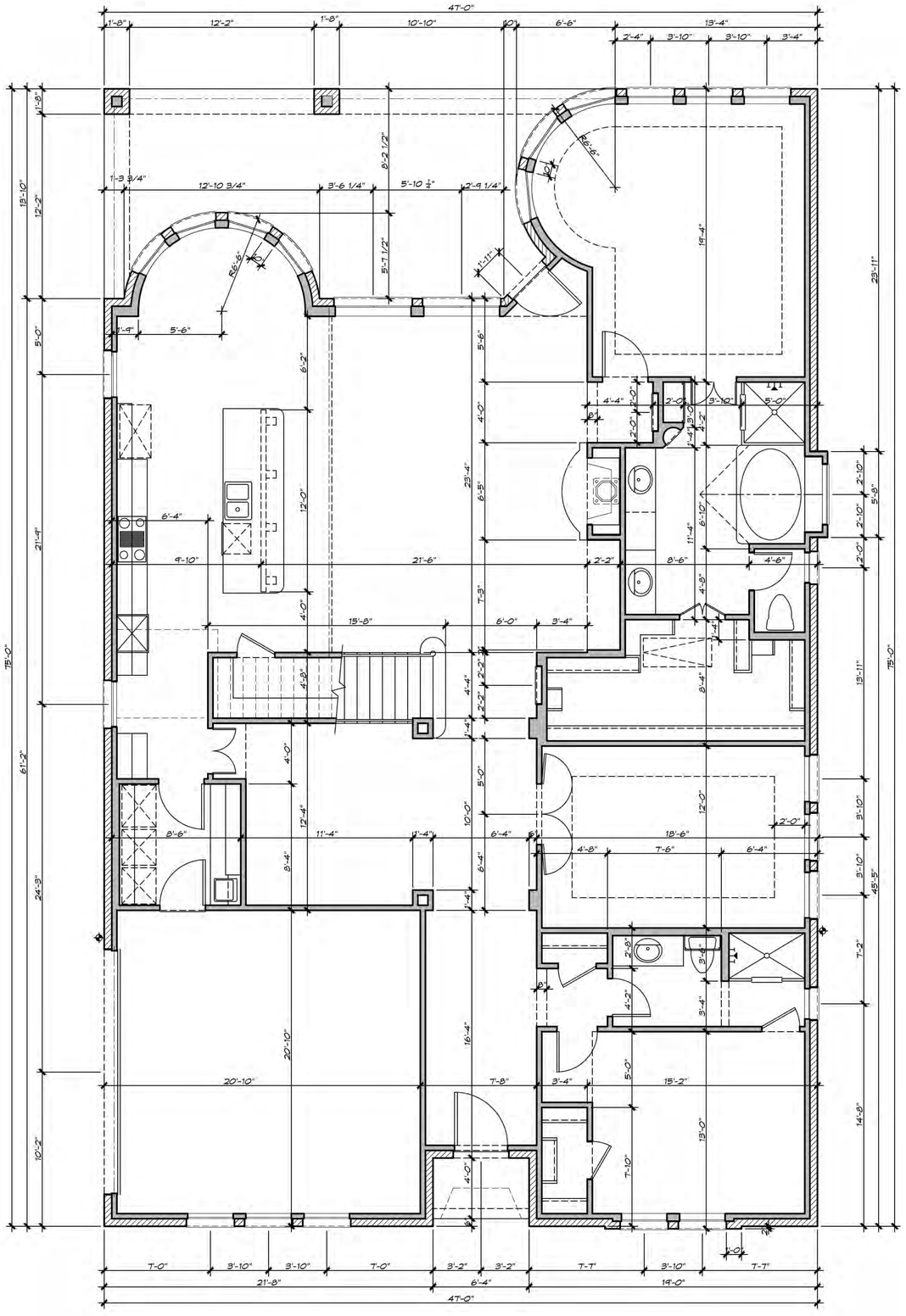
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DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
2



GENERAL NOTES

(Where Applicable)

* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/ 1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
* All metal fireplaces to be top of the line– double lined (min.)– code units as per mfg. (W/gas logs optional.)
* All fireplaces to have tile, marble, or brick hearths & facing, as per builder & as selected by owner.
* All shelving to be 3/4" W/edging, supported at edges & or, 4' O.C. (Bookshelves to have hidden "Ribbon" lighting– optional)
* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
* All exterior doors, garage, and attic doors to be weather stripped.
* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
* Kitchen counter tops to be marble or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down–draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut–off. All plugs to be GFI. (As required by code.)
* Stairs to have (optional step lights as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
* All bath vanities to be marble or stone (w/optional porcelain bowls). Verify heights from 32" to 36". All drawers and cabinet shelves to be lined. (Verify with builder.)
* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
* Ridges and valleys are to be braced down to proper support, on through to foundation support.
* Ridges and valleys over 12', to be 2x12, unless noted otherwise. Ends to be cut to frame cut w/rafters. (See builder/engineer.)
* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
* Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner and builder/engineer.)
* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
* All brick support over roofs to be designed by a Registered Georgia Structural Engineer, as well as other structural members and assemblies.
* All yard hydrants to be freeze proofed.
* Provide high "R" ratings for all attic floors & walls. (optional)
* All gas appliances to have code vents.
* All water piping, condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pans w/drains.
* A/C ducts should be routed around most usable attic space.
* Dryer vents to be outside.
* Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
* Radiant barriers are optional.
* Uniform cornice vents @ entire perimeter, screened w/insulation baffled for air flow.
* Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
* Framing members shown are suggested minimals. Engineering design takes priority over these schematic drawings. (See builder.)
* All long span ceilings to be stripped 2" O.C., w/1x4 leveling. (optional)
* All rafter spans to be braced 12' O.C. (maximum). (see eng.)
* All ridges and beam connections to have metal clips & nailing. (see eng.)

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AREAS

FIRST FLOOR LIVING (AC)	2628	SQ. FT.
SECOND FLOOR LIVING (AC)	1083	SQ. FT.
TOTAL LIVING (AC)	3711	SQ. FT.
2 CAR GARAGE	415	SQ. FT.
PORCH	25	SQ. FT.
PATIO	333	SQ. FT.
TOTAL COVERAGE	4484	SQ. FT.

GENERAL NOTES:

* ALL 3'S @ 45º UNLESS NOTED OTHERWISE
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL FINISHED CEILINGS @ FIRST FLOOR TO BE @ 11'–0" AFF UNLESS NOTED
* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'–0" AFF UNLESS NOTED
* ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
* ALL WATER HEATERS IN ATTIC

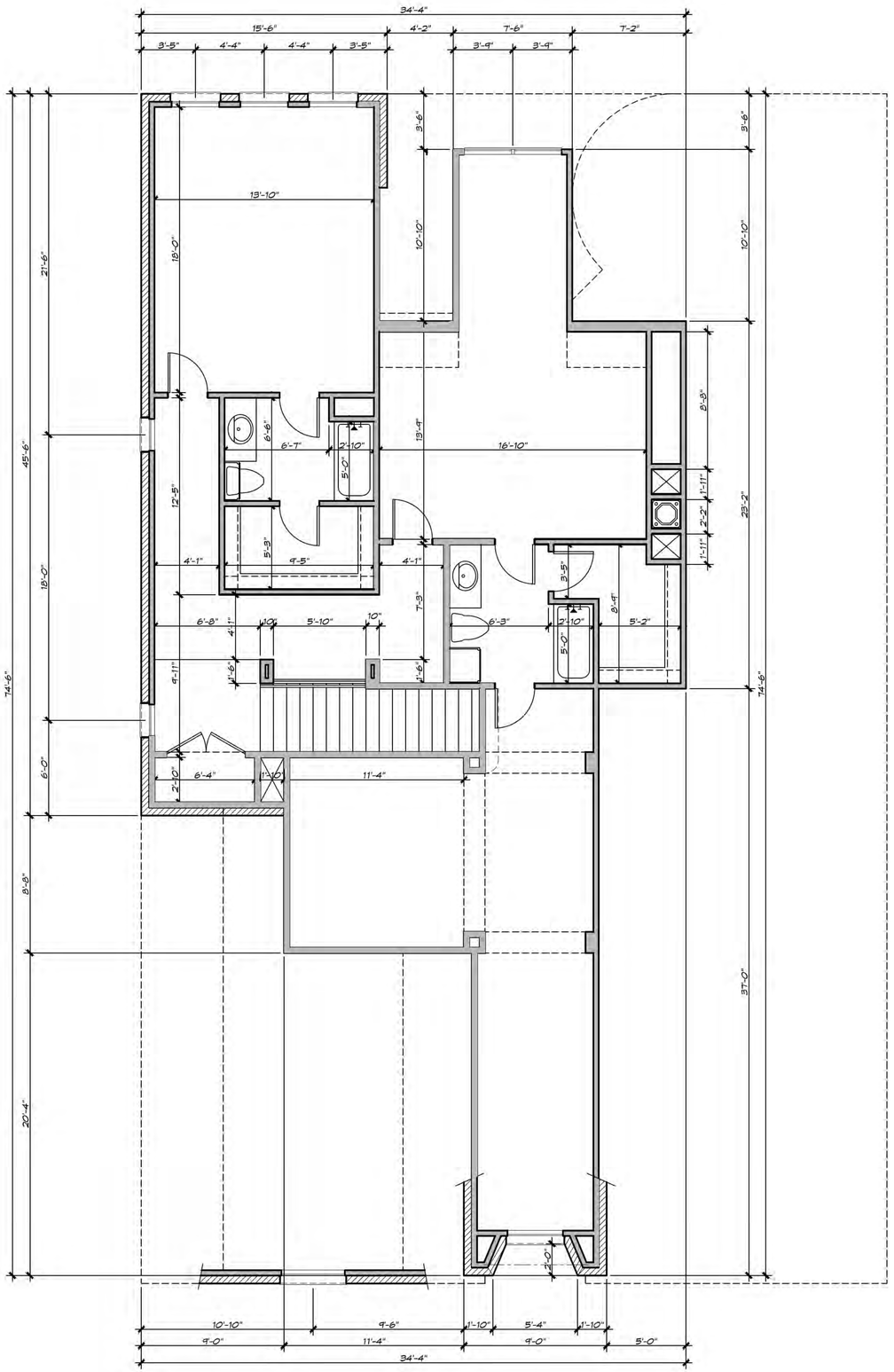
FIRST FLOOR DIMENSION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 6 FOR NOTATION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
4



GENERAL NOTES

(Where Applicable)

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* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
* Ridges and valleys are to be braced down to proper support, on through to foundation support.
* Ridges and valleys over 12', to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafters. (See builder/engineer.)
* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
* Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner and builder/engineer.)
* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
* All brick support over roofs to be designed by a Registered Georgia Structural Engineer, as well as other structural members and assemblies.
* All yard hydrants to be freeze proofed.
* Provide high "R" ratings for all attic floors & walls. (optional)
* All gas appliances to have code vents.
* All water piping, condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pans w/drains.
* A/C ducts should be routed around most usable attic space.
* Dryer vents to be outside.
* Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
* Radiant barriers are optional.
* Uniform cornice vents @ entire perimeter, screened w/insulation baffled for air flow.
* Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
* Framing members shown are suggested minimals. Engineering design takes priority over these schematic drawings. (See builder.)
* All long span ceilings to be stripped 2" O.C., w/1x4 leveling. (optional)
* All rafter spans to be braced 12' O.C. (maximum). (see eng.)
* All ridges and beam connections to have metal clips & nailing. (see eng.)

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1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

AREAS

FIRST FLOOR LIVING (AC)	2628	SQ. FT.
SECOND FLOOR LIVING (AC)	1083	SQ. FT.
TOTAL LIVING (AC)	3711	SQ. FT.
2 CAR GARAGE	415	SQ. FT.
PORCH	25	SQ. FT.
PATIO	333	SQ. FT.
TOTAL COVERAGE	4484	SQ. FT.

GENERAL NOTES:

* ALL 2'S @ 45° UNLESS NOTED OTHERWISE
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL FINISHED CEILINGS @ FIRST FLOOR TO BE @ 11'–0" AFF UNLESS NOTED
* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'–0" AFF UNLESS NOTED
* ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
* ALL WATER HEATERS IN ATTIC

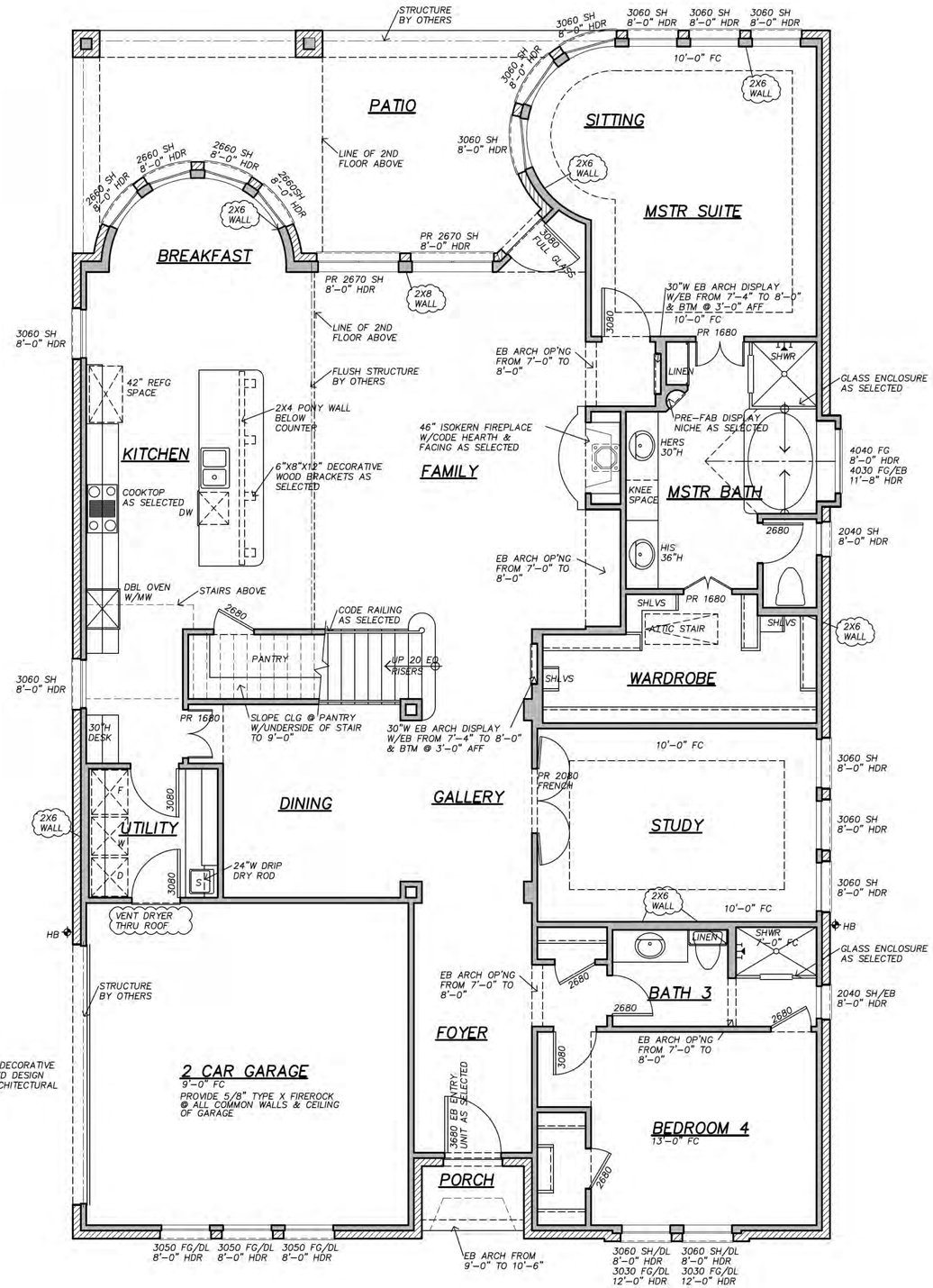
SECOND FLOOR DIMENSION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 7 FOR NOTATION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
5



GENERAL NOTES

(Where Applicable)

* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/ 1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
* All metal fireplaces to be top of the line– double lined (min.)– code units as per mfg. (W/gas logs optional.)
* All fireplaces to have tile, marble, or brick hearths & facing, as per builder & as selected by owner.
* All shelving to be 3/4" W/edging, supported at edges & or, 4' O.C. (Bookshelves to have hidden "Ribbon" lighting– optional)
* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
* All exterior doors, garage, and attic doors to be weather stripped.
* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
* Kitchen counter tops to be marble or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down–draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut–off. All plugs to be GFI. (As required by code.)
* Stairs to have (optional step lights as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
* All bath vanities to be marble or stone (w/optional porcelain bowls). Verify heights from 32" to 36". All drawers and cabinet shelves to be lined. (Verify with builder.)
* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
* Ridges and valleys are to be braced down to proper support, on through to foundation support.
* Ridges and valleys over 12', to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafters. (See builder/engineer.)
* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
* Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner and builder/engineer.)
* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
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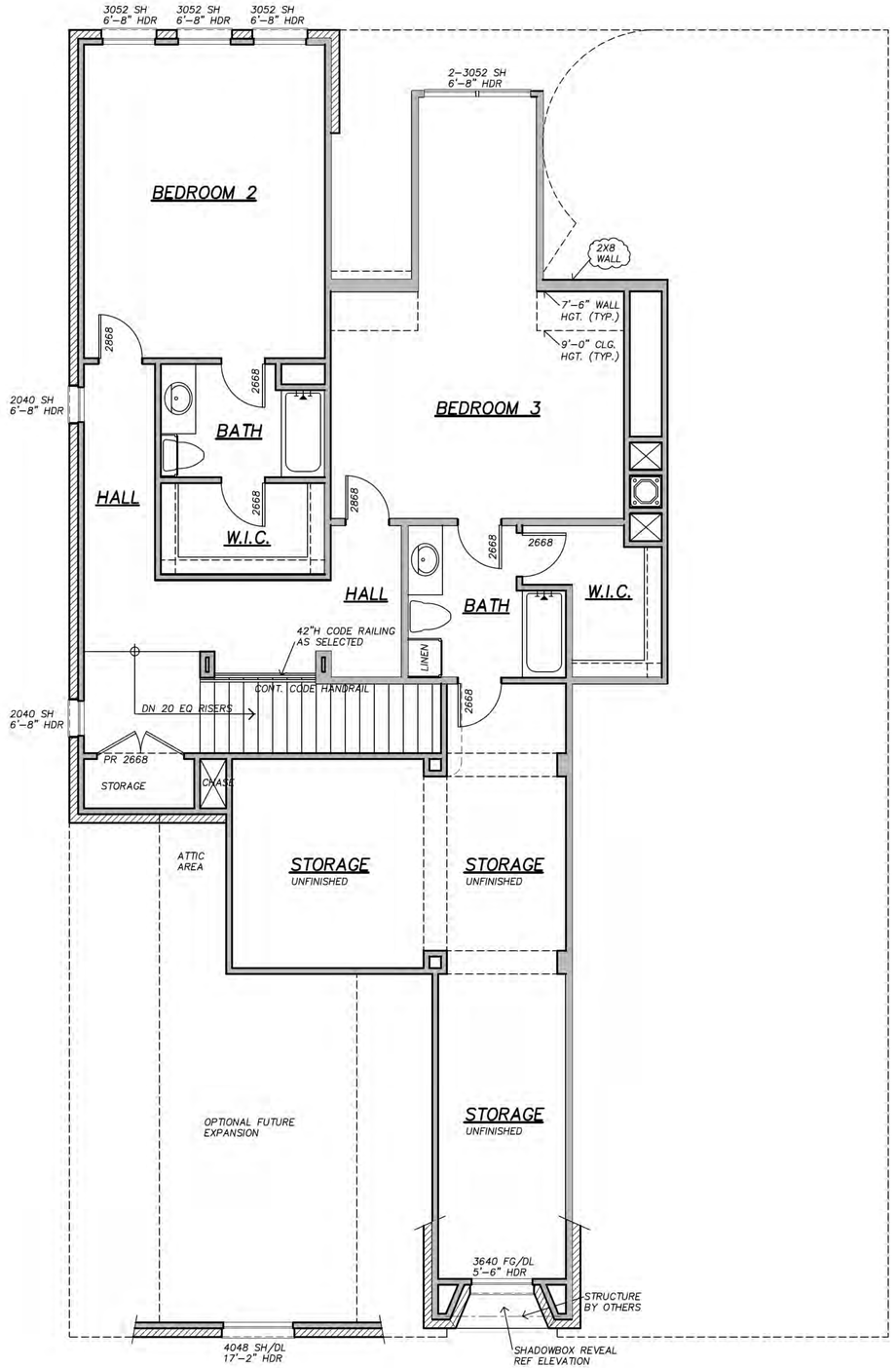
FIRST FLOOR NOTATION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 4 FOR DIMENSION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
6



GENERAL NOTES
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* ALL WATER HEATERS IN ATTIC

SECOND FLOOR NOTATION PLAN
SCALE 1/4"=1'–0"
REFERENCE SHEET 5 FOR DIMENSION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
7

Exterior Materials

1. Brick. Cherokee Brick, Pinehurst
2. Mortar. Ivory
3. Half Timber Areas. Ivory Stucco with Hardie Board Battens
4. Roofing Material. Certainteed Grand Manor, Weathered Wood
5. Front Door. Oak
6. Front Facade Accents. Cream Limestone
7. Dormers. Ivory Stucco

(https://www.fieldstonecenter.com/wp-content/uploads/2019/07/8-Gray-Flagstone-

(https://www.fieldstonecenter.com/wp-content/uploads/2025/04/BRAD_HOUSE_FC_PHC
scaled.jpg)



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/www.fieldstonecenter.com/wp-
t/uploads/2025/04/Randall-Mill-
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Rd_H3_8.jpg)

(https://www.fieldstonecenter.com/wp-content/uploads/2025/04/Randall-Mill-Rd_H3_14.jpg)

(https://www.fieldstonecenter.com/wp-content/uploads/2025/04/Randall-Mill-Rd_H4_4.jpg)

(https://www.fieldstonecenter.com/wp-content/uploads/2026/04/buff-limestone-2.jpg)

LINK TO AND IMAGE OF PINEHURST BRICK

TUMBLED EARTH-TONE BRICK

HANDCRAFTED COLLECTION BY CHEROKEE BRICK

https://www.cherokeebrick.com/georgia-handcrafted/brick/pinehurst-2



Pinehurst- Georgia Handcrafted Collection

Georgia Handcrafted

Pinehurst from Cherokee Brick's Handcrafted Collection is a beautifully aged, true tumbled brick that blends rich earthy tones of brown, tan, and soft charcoal. With its naturally weathered texture and softened edges, Pinehurst offers the authentic character of reclaimed brick, perfect for projects that call for a warm, rustic feel. Its subtle variation and handcrafted finish bring a sense of timeless charm and architectural depth, making it an excellent choice for both residential and commercial applications. Pinehurst combines artisan quality with a versatile, neutral palette that complements any style. Call us today to discuss your building or home project and let us help you find the perfect brick.
Contact Us

Similar Brick
French Country Buff
Rae's Creek

Photos are only meant to represent color range, photos of brick will look different in sun or shade and depending on what color mortar it is paired with. Also, if there is a smear or a lime wash this can make the brick look entirely different. Please see a sample of the brick or brick in the wall before making final decisions.

WHERE TO BUY


Pinehurst / Ivory


Pinehurst


Pinehurst


Pinehurst


Pinehurst


Pinehurst

CHEROKEE BRICK
Est. 1877



Pinehurst / Buff



Pinehurst / Cream

Get in touch with us

Cherokee Brick Company supplies the highest quality brick nationwide. Contact us with any questions.

Name | Email | Phone

Message

CHEROKEE BRICK
Est. 1877

© 2026 Cherokee Brick

Site by: Third Wave Digital

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:

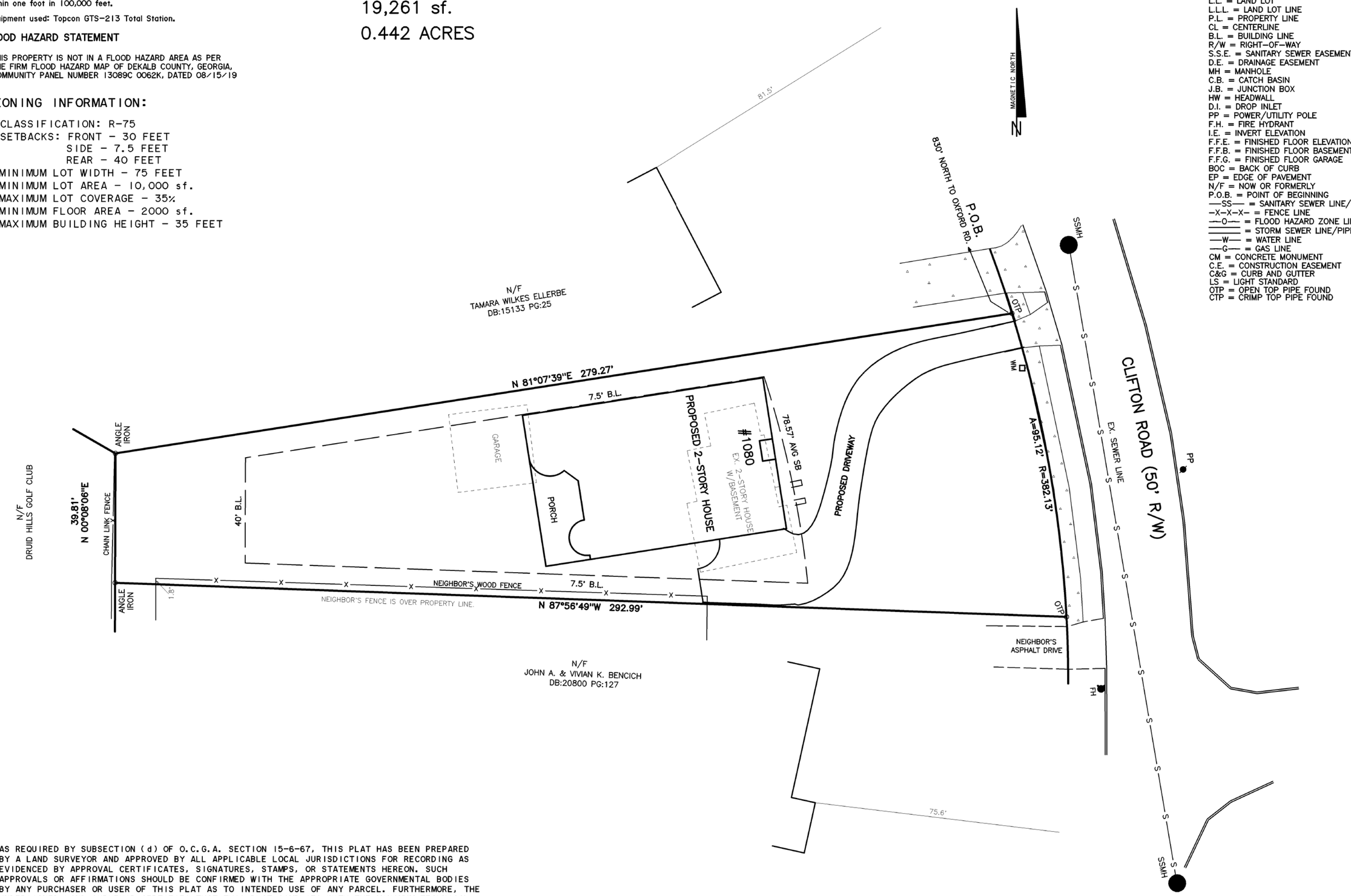
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:

19,261 sf.
0.442 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, GA RLS #3419

02/27/26
DATE

GEORGIA REGISTERED NO. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

20 0 20 40 60
GRAPHIC SCALE - FEET

ALPHA LAND SERVICES
[redacted]

SITE PLAN FOR:
1080 CLIFTON ROAD
TAX PARCEL# 18 003 01 039

REVISION:
REF. PLAT: PB. P.

LAND LOT: 3
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 10/10/24
PLAT DATE: 02/27/26

LOT: 20 BLOCK: 48
SUB: DRUID HILLS
AREA = 0.442 ACRES
JOB No. 24479SP

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.

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ZONING INFORMATION:

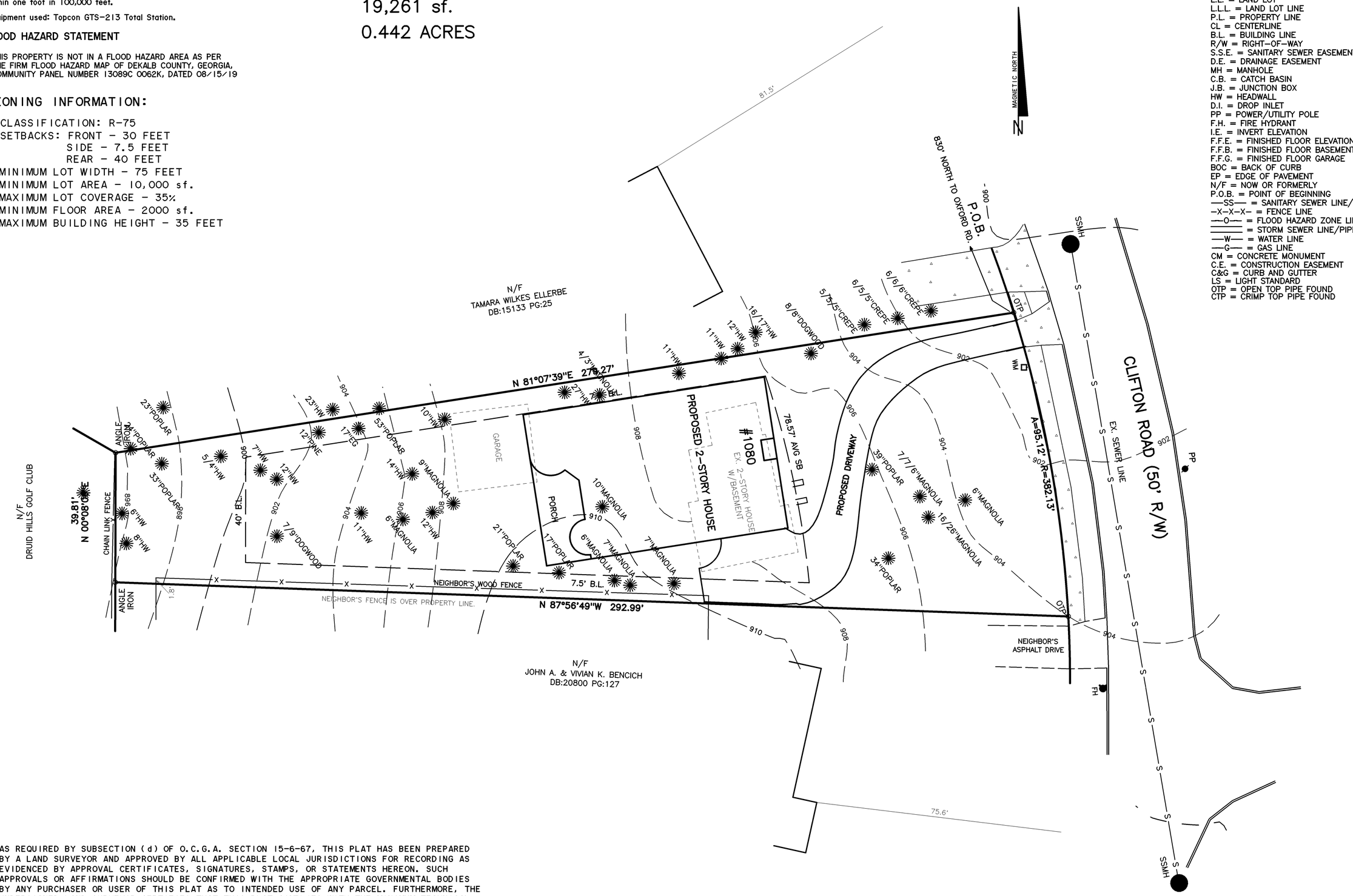
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MAXIMUM LOT COVERAGE - 35%
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OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND



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, GA RLS #3419

04/24/26
DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

20 0 20 40 60
GRAPHIC SCALE - FEET

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

REVISION: 04/24/26
REF. PLAT: PB. P.

SITE PLAN FOR:
1080 CLIFTON ROAD
TAX PARCEL# 18 003 01 039

LAND LOT: 3
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 10/10/24
PLAT DATE: 02/27/26

LOT: 20 BLOCK: 48
SUB: DRUID HILLS

AREA = 0.442 ACRES
JOB No. 24479SP

William S. Train, P.E.

[redacted]

December 1, 2025

Attention: Attention: Bobby Buckler

[redacted]

Re: 1080 Clifton Road NE
Atlanta, Georgia 30307

STRUCTURAL ANALYSIS SUMMARY

PURPOSE
We were engaged to provide an assessment of the existing conditions of the existing house at the above referenced location for the purpose of determining the structural integrity of the house, identifying deficiencies, and providing recommendations. We were informed that the house was built in 1929. The house is two story with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. Observations of the existing conditions are as follows:

FOUNDATION
The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. The basement slab is uneven, has settlement due to erosion of the earth base, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water was observed in areas of the basement and crawl space. The interior basement columns were rusted steel pipe columns embedded in the concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns was observed. A temporary screw jack column was installed adjacent to a failed steel column. Asbestos and high levels of mold were

observed. New columns on new footings, exterior and interior drainage, waterproofing of the perimeter walls, moisture control in the crawl space, and asbestos and mold remediation measures are required.

FRAMING

The main floors and upper floors are wood framed with 1x diagonal subflooring on 2x10 @ 16”o.c. joists. The stud walls are 2x4 @ 16”o.c. with plaster on a wood lath on the inside faces of the stud walls. The first floor framing was visible in the basement area. The floor joists are notched and bear on a ledger board that is nailed to double 2x10 beams. The nails in the ledger board have slipped due to wood shrinkage and age and activity, the ledger board and beams have pried apart. At the notch on the joists, the joists have splits. Where the wood beams bear on the steel columns, crushing of the wood was observed.

The exterior face of the stud walls at the main and upper floors is diagonal 1x board sheathing and has brick veneer. Water intrusion was observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath were removed in the areas with water stains. The joists, wall studs, subfloor, wall plates, and sheathing that were exposed had extensive rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage was observed. On the front of the house, the ivy was removed on the brick veneer exposing mortar separations and cracks in the mortar and the brick veneer, permitting water intrusion. The stair-step crack pattern in the brick mortar joints is an indication of a degree of foundation settlement. We were informed that in order to treat the mold, complete removal of the plaster and wood lath on the walls and ceilings would be required.

ROOF

The roof is clay tile on felt on 1x decking on 2x8 @ 16”o.c. rafters, all materials original to the house. Attic framing is ¾” flooring on 2x8 @ 16”o.c. joists. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. The flat roof above the side porch was a granular felt on 1x decking on 2x8 @ 16”o.c. rafters with a 2 foot tall parapet. Water had penetrated the roofing materials, the framing was rotted with mold, and in several areas the wood was completely deteriorated.

SUMMARY AND RECOMMENDATIONS

Years of exposure to water with no maintenance and no ventilation have caused extensive deterioration to the structural elements of the house.

The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage.

It is my opinion that approximately 75 percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately 50 percent of all interior walls would need to be removed and rebuilt. All areas of wood with rot need to be removed. The wall plates, wall studs, and floor and ceiling joists are elements that are essential parts of the structural frame. It would be technically infeasible to replace partial elements of the stud walls without replacing the entire frame of the stud wall. The rotted floor joists would require removal of the subflooring, in order to remove and replace the joists. Temporary shoring of the structure during the required repair work would be challenging. The brick veneer would need to be completely removed during the process of repairing the exterior walls.

In its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life safety concerns due to exposure to mold and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible.

The recommendation is to completely remove the existing structure and the foundation. Supporting pictures are available.

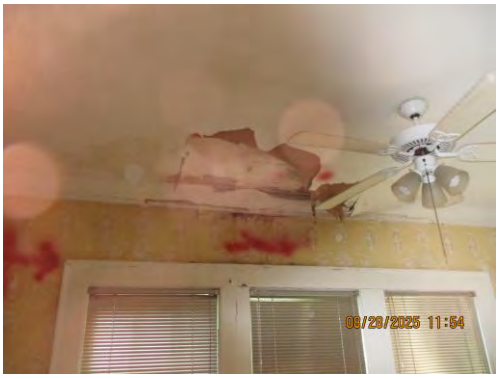
William S. Train, P.E. – Structural Engineer



1080 CLIFTON ROAD - SUPPORTING PICTURES

1. Side Porch











2. Breakfast Room





3. Upper Floor Ceiling at Chimney





4. Attic



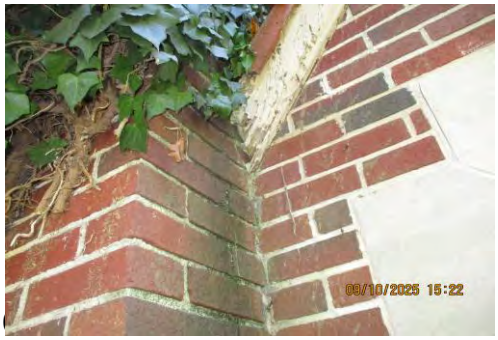


5. Brick Veneer









6. Basement


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10/02/2025 12:15


08/28/2025 12:23


08/28/2025 12:23


08/28/2025 12:30


10/02/2025 12:13


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08/28/2025 12:33


08/28/2025 12:30

7. Drainage

- 
08/28/2025 12:39


08/28/2025 12:38

AFFIDAVIT OF WILLIAM S. TRAIN

COUNTY OF DEKALB
STATE OF GEORGIA

My name is William S. Train, and I am a structural engineer licensed by the State of Georgia. I have a Master of Science in Civil Engineering from the Georgia Institute of Technology and have practiced as a structural engineer in Georgia since July 12, 2001.

In July 2025, I was employed by Robert H. Buckler to conduct a structural analysis of a house located at 1080 Clifton Road in DeKalb County, Georgia. I was asked to determine the structural integrity of the house, identify any structural issues, and render a professional opinion on whether the house could be brought up to current code and rehabilitated.

The house, according to DeKalb County Tax Records, is a 96-year-old structure (built in 1929) that, for the last 20-plus years, appears to have had virtually no maintenance performed. The principal issue with the structure is the amount of water damage that was permitted to occur, unchallenged, by the previous owners. As the attached Structural Summary Analysis shows there was significant rot, termite, and mold damage throughout the entire structure. If the foundation can be repaired, it would be necessary to reframe the entire structure by replacing the floor and ceiling joists and the wall framing including the wall sill plates. Based on my analysis, it is my professional opinion that existing structure and foundation be removed.

WILLIAM S. TRAIN

Sworn to and subscribed before
me this 21st day
of November 2025

Notary

ANTOINE ARTIS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 11, 2029

My Commission Expires: 01/11/2029

EXHIBIT

SUMMARY OF STRUCTURAL ANALYSIS

I. FOUNDATION

A. Materials

The house is bearing on a shallow foundation with a load bearing grouted brick and block masonry wall on a continuous spread footing on compacted earth. The lowest level is a partial basement/crawl space. The exterior of the house is brick veneer.

B. Condition and Issues

The basement/crawl space wall has cracks in the masonry which has permitted water intrusion into the basement, there is no exterior waterproofing, and the house has no exterior or functional interior perimeter drain.

Stair step cracks in the brick veneer indicate settlement has occurred in the foundation

The basement/drawl space area has high levels of moisture, mold, and asbestos.

II. BASEMENT FLOOR

A. Materials

The concrete slab in the basement area is uneven, has settlement, and has an interior drain which is not functional, the crawl space has no vapor barrier.

B. Condition and Issues

Moisture levels are high due to water intrusion from exterior and no vapor barrier in crawl space. Standing water was observed in several areas.

III. BASEMENT SUPPORTS

A. Materials

The steel columns in the basement are rusted and have an unknown support footing under a basement slab that has setttlement.

B. Condition and Issues

Mold and rot in the stud wall and the untreated wood sill plates, and deflection in the interior first floor framing were observed.

IV. EXTERIOR SILL PLATE

A. Materials

The wood sill plate for the wood stud walls bears on the masonry basement and crawl space walls.

B. Condition and Issues

The wall plates are not preservative treated and show signs of rot due to contact with masonry and exposure to water.

V. FLOOR JOISTS (FIRST FLOOR)

A. Materials

The first floor framing is 1x diagonal subflooring on 2x10 @ 16"o.c. joists. The joists are notched and frame into double 2x10 beams with ledger boards nailed each side and. The beams bear on steel columns, wood columns, and temporary screw jack columns.

B. Condition and Issues

The wood beams are multi-ply and have noticeable deflection. The nails in the ledger boards and beams have slipped due to wood shrinkage, age of the floor and activity, and the beams show separations between multiple members. The wood joists have splits where notched. The subfloor has significant rot and mold where exposed to water intrusion. Where the wood beams bear on the steel columns, the wood has crushed.

IV. EXTERIOR FRAMING (FIRST FLOOR)

A. Materials

The exterior walls are 2x4 @ 16"o.c. wood studs with 1x diagonal wood sheathing and plaster on a wood lath on the interior face. No insulation was observed in the exterior walls.

B. Condition and Issues

The sill plate of the stud walls is not preservative treated, and has areas of rot where bearing on masonry walls and where exposed to water intrusion. In the areas exposed, the wall studs and sill plate are rotted due to exposure to water intrusion. Mold and rot were observed in the exposed areas.

V. INTERIOR FRAMING (FIRST FLOOR)

A. Materials

The interior walls are 2x4 @ 16"o.c wood studs and plaster on a wood lath on both faces of the wall.

B. Condition and Issues

The plaster and wood lath were removed in the kitchen, breakfast room, living room, dining room, stair landing, side porch to expose the wood framing where water stains occurred. The wall studs, wall plate, and subfloor had areas with significant rot, mold, and deterioration.

VI. FLOOR JOISTS (SECOND FLOOR)

A. Materials

The floor joists are 2x10 @ 16"o.c. and bear on the interior and exterior walls with 1x diagonal subflooring and a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, joists, and subfloor had areas with significant rot and mold.

VII. INTERIOR FRAMING (SECOND FLOOR)

A. Materials

The second floor ceiling joists (attic joists) are 2x8 @ 16"o.c. and bear on the interior and exterior 2x4 stud walls, with a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, and joists, had areas with significant rot and mold.

VIII. ATTIC FRAMING AND VENTILATON

A. Materials

The attic joists are the second floor ceiling joists and are 2x8 @ 16"o.c. The flooring is ¾" plywood, there is blown-in insulation. Rafter braces post down onto the attic joists where the interior load bearing second floor wall supports are located.

B. Condition and Issues

The attic flooring and joists had areas of water stains, rot, and mold due to leaks in the roof. Indications of rodent infestation was observed. Soffit ventilation was observed with no screens.

IX. ROOFING, RAFTERS, DECKING, GUTTERS, AND FLASHING

A. Materials

The roofing is clay tiles on single ply felt on1x board decking on 2x8 rafters @ 16"o.c. The rafters have intermediate support bracing to the attic framing and interior upper floor walls. Gutters and downspouts are aluminum.

B. Condition and Issues

The roof decking had areas of sagging between rafters, water stains were observed indicating roof leaks. In the eaves, rot was observed in the roof framing where water from the gutters had backed up in the roof soffits. The water intrusion from the roof penetrated the stud walls of the second and first floors. Rot and mold in the upper floor ceiling framing adjacent to the chimney are indications improper flashing around the chimney. Gutters and downspouts are not functioning due to neglect, and require cleaning with repairs or replacement.

X. EXTERIOR

A. Materials

The exterior of the house is brick veneer. The front porch is a tile floor and is exposed to the elements of weather with no covering.

B. Condition and Issues

The brick veneer has areas of missing mortar and cracks in the mortar. Stair-step cracks in the mortar joints was observed at the front left and right corners, an indication of foundation settlement. The tile flooring has cracks due to exposure to the elements.

XI. EXTERIOR WINDOWS AND DOORS

A. Materials

The exterior doors and windows are wood, the windows are single pane glass.

B. Condition and Issues

All doors, windows, frames, and sills, are rotted and warped. The doors and windows are not operational.

XII. HEATING AND AIR

A. Materials

Double 2-ton HVAC unit in the basement.

B. Condition and Issues

Both units are at the end of their serviceable life and do not appear operational.

XIII. ELECTRICAL

A. Materials

Electric panel has 200 amps with appurtenant breakers and 110/220 circuits.

B. Condition and Issues

Circuits do not meet current code and have no GFI receptacles. Original fixtures were present in the house, the degree and condition of original wiring is not known.

XIV. PLUMBING

A. Materials

Water lines are copper, waste lines are cast iron, gas lines are galvanized pipe.

B. Condition and Issues

The house has running water. Drain lines were clogged and not functional.

SUMMARY

The house has extensive structural damage due to water intrusion and years of no maintenance. Repairs would require removal and replacement of structural elements which are essential to the structural frame. It would be technically infeasible to alter individual elements of the structural frame without replacing the entire frame. Foundation settlement would require repairs. Mold and asbestos remediation would require removal of all interior wall coverings. All electrical would need to be brought up to current codes. Proper drainage and water intrusion issues would be required. The recommendation is to remove the structure and foundation in its entirety.

January 14, 2026

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 Structural Assessment Report develop 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.

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

January 14, 2026

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.
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**).

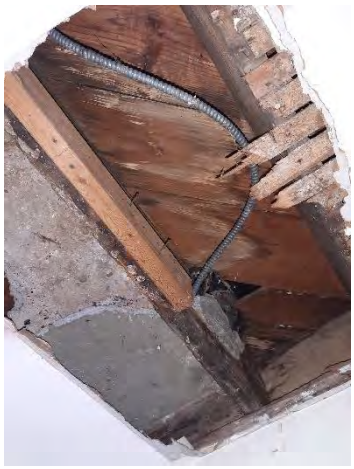


Photo 16
Damage at 2nd Floor Framing



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

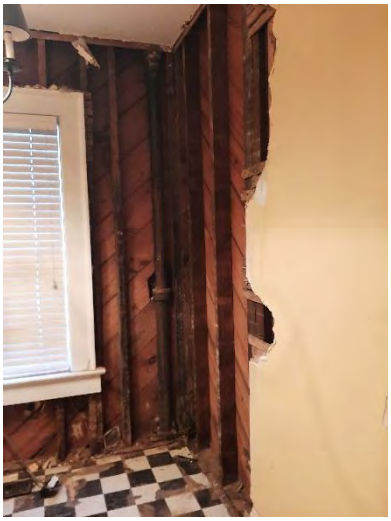


Photo 22
Breakfast Nook Wall Framing



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**.

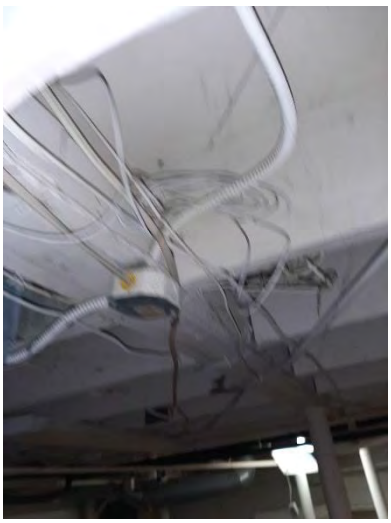


Photo 25
First Floor Framing



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

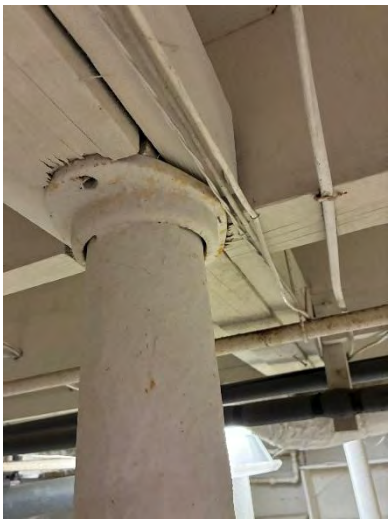


Photo 29
Top of Pipe Column



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

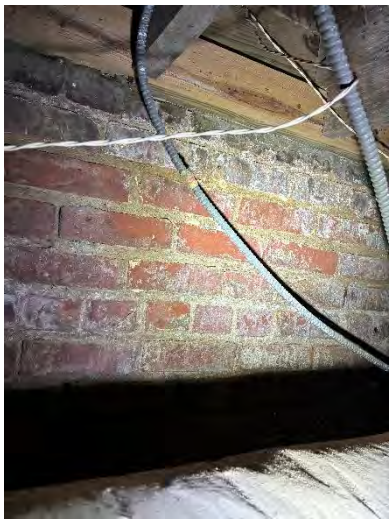


Photo 35
Exterior Wall at Crawlspace

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

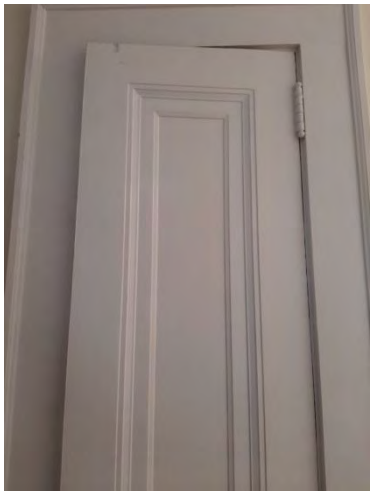
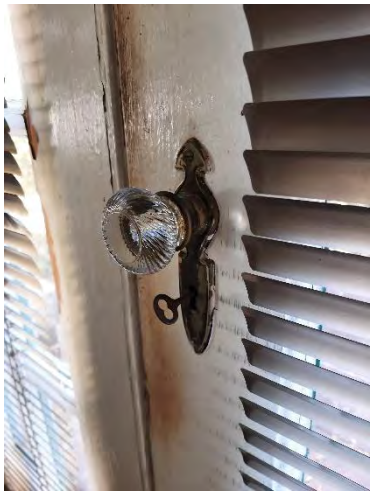
1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears 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

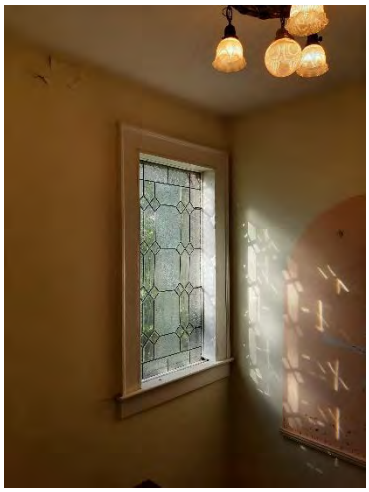
1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation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



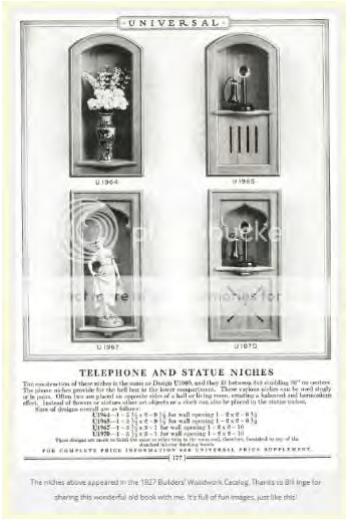


d. Coal chute doors




e. Phone niche





f. Tile





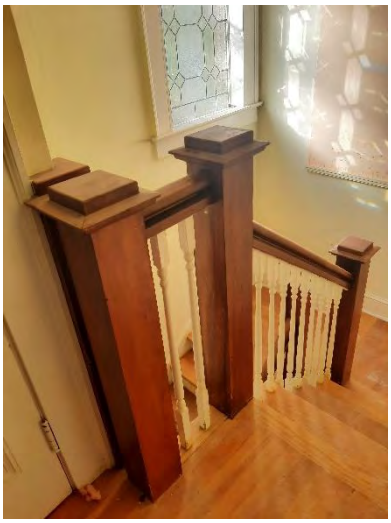


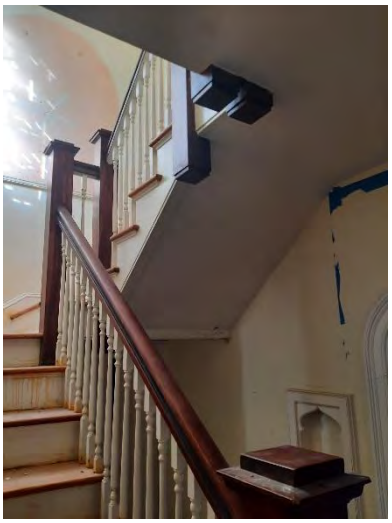
g. Fireplace



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

i. Stair



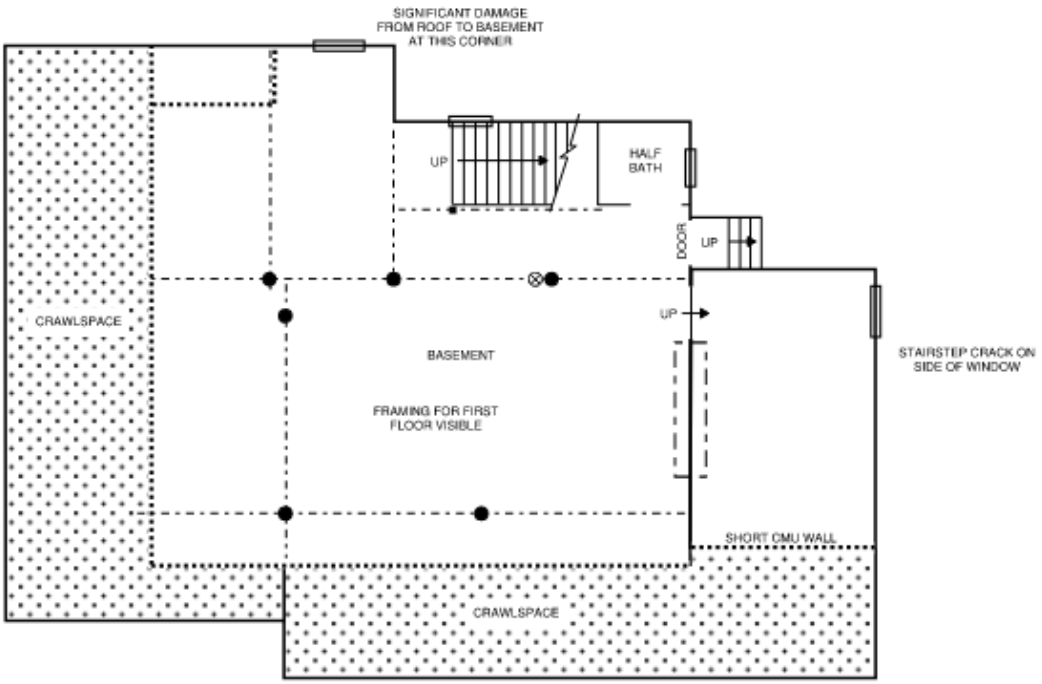




j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

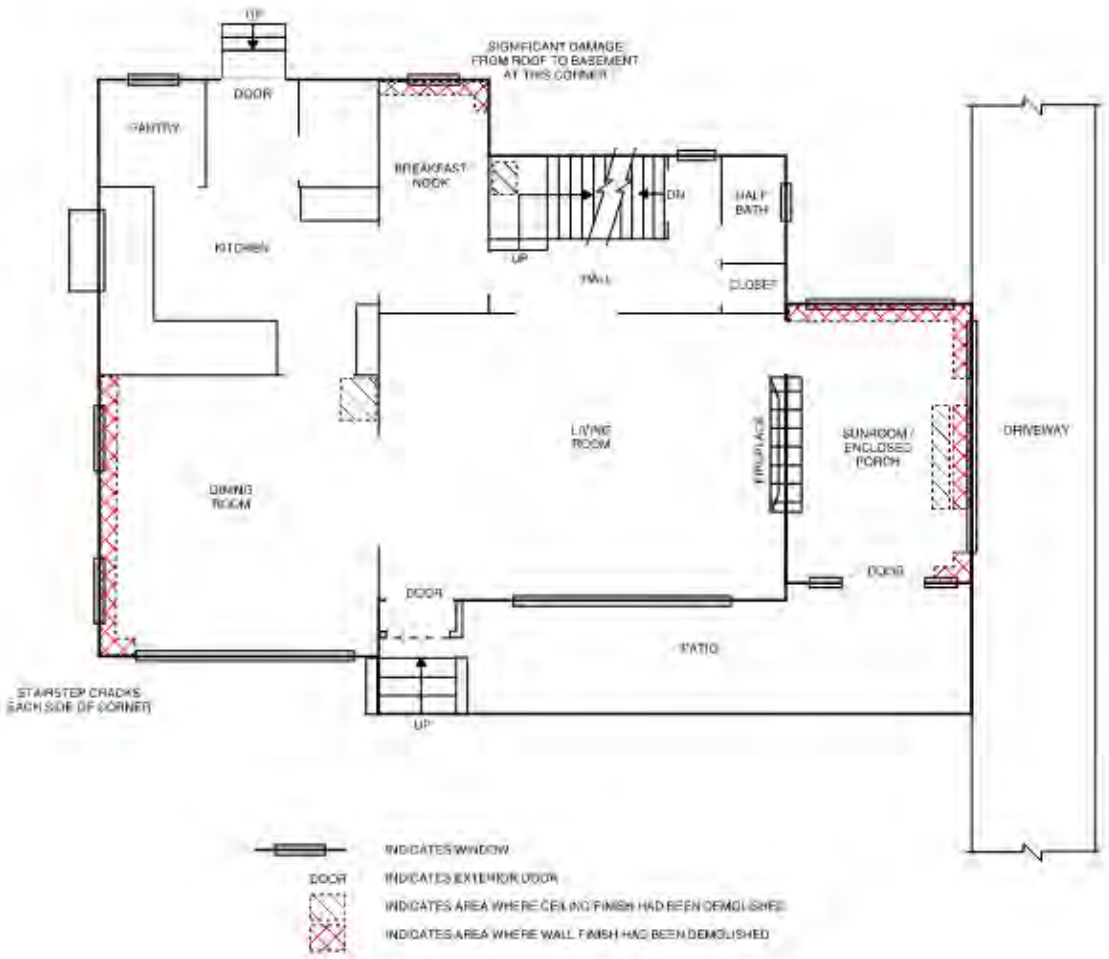
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

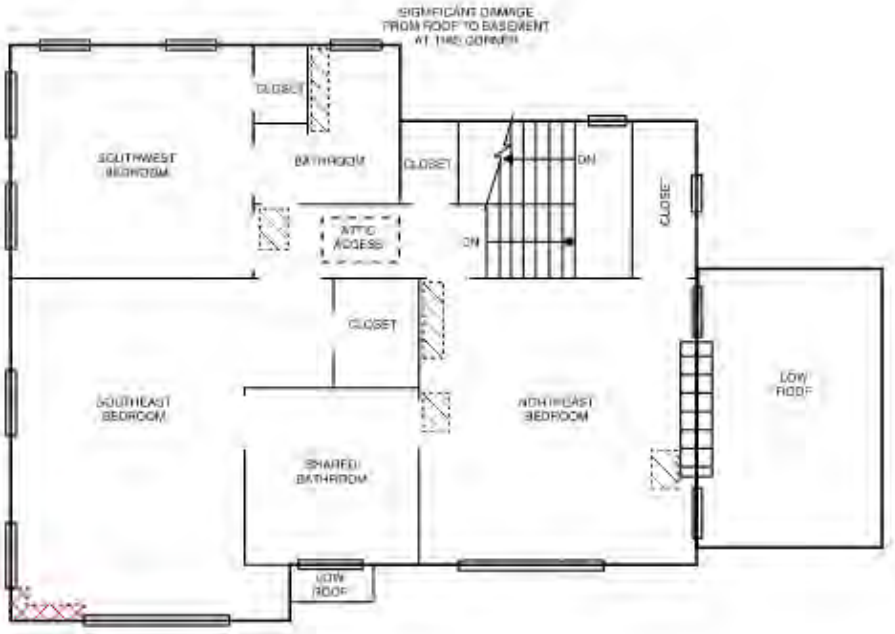
NORTH



ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES WINDOW

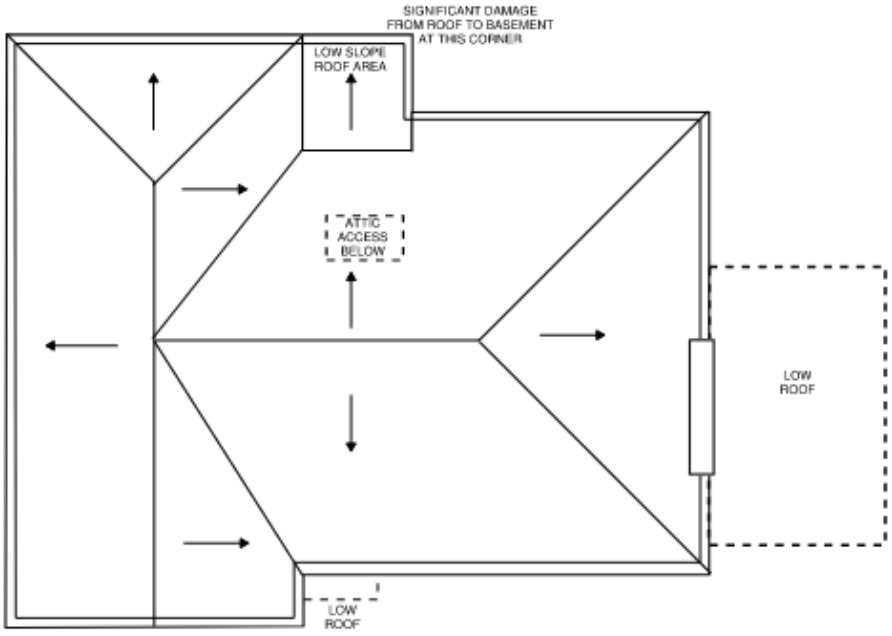
INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED

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



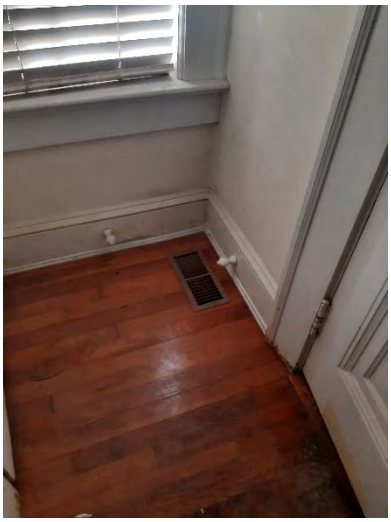
Basement



Framing Under Hearth



Downspout Near Basement Window



Doorstops

AFFIDAVIT

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me the undersigned authority, ROBERT BUCKLER, who after being duly sworn stated as follows:

1. My name is Robert Buckler and I am a retired attorney residing at 114 Telford Lane, St Simons, Georgia 31522. I also own a house in the Historic District of Dekalb County, Georgia, located at 1080 Clifton Road, Atlanta, Georgia which is the subject of an application for a Certificate of Appropriateness (COA), case no. 10248160. The COA is currently scheduled for a hearing before the Historic Preservation Commission (HPC) for Dekalb County and the COA seeks permission to demolish the house and garage on the property. This Affidavit is provided in response to the Staff Report filed in that matter.

2. In the Staff Report of 6/15/26 the staff cites three specific "Guidelines" as supporting its opposition to any demolition of the house, I.e., 5.0, 6.6 and 7.3.3. While there is no factual basis for opposing the demolition under any of the three "Guidelines" cited, the reference to 6.6 is particularly troublesome and compels this response. "Guideline 6.6 specifically provides that "property owners shall avoid demolition by neglect". Surprisingly, the staff asserts this Guideline without ever having been in the house to determine its condition and, more importantly, to determine its condition since it was deeded to me. No one on the staff inspected the house at the time I became the owner and no one on the staff has inspected it to see if it has has deteriorated further since I acquired it. Without knowledge of these facts the staff has knowingly made a false representation to the HPC as part of the Planning Department's ongoing effort to retaliate against me because of my earlier successful lawsuits against the Department and former individual members of the Department, some of whom still serve as consultants to the County. In sum, THERE IS NO EVIDENCE OF DEMOLITION BY NEGLECT ON MY PART.

3. Not only is there no evidence of Guideline 6.6's admonition against "demolition by neglect", the evidence of my efforts to improve the condition of the property is readily apparent from the viewpoint of the public right of way as referenced in "Guideline 5.0", another Guideline cited in the Staff Report. More precisely, I have removed a large section of the ivy covering the left of the house which has long been a contributor to the intrusion of moisture into the house and its infrastructure. The ivy has eaten away at the grout holding the bricks in place on the front facade thereby permitting water intrusion that has rotted the wood framing, resulted the growth of mold on the framing and foundation and to the invasion of termites. The erosion of the grout has also resulted in the deterioration of the foundation and initial beginning failures of the brick veneer on the front facade. I have also spent a significant sum on removing the unchecked growth of weeds and vines in the rear of the property resulting in the removal rats and other sources of danger to the overall public safety and health of the Historic District.Finally, I have also paid for and kept the utilities, including electricity, running during the roughly 18 months I have owned the property in spite of the fact that the house has been vacant.

4. Given the uncontradicted evidence of the Planning Department's unethical conduct In citing "Guideline" 6.6, the entire Staff Report should be denied admission into the record before the HPC and my COA seeking permission to demolish the house

should be approved

5. Another, issue presented by the Staff Report of 6/15/26 is the continued flip flopping by the Staff on which version of Guideline 7.3.3 (pre or post 12/15/25) is the proper standard for determining what must be shown in a COA seeking permission to demolish a house in the Historic District. As set forth in paragraphs 7 and 8 of my 6/09/26 Affidavit in support of my COA, the Planning Department violated my constitutional right to both procedural and substantive due process, as well as its own By-Laws, by nefariously changing the portion of Guideline 7.3.3 that governs what must be shown to demolish a house in the Historic District. Stunningly, in their most recent Staff Reccomendation of 6/12/26, the Staff appears to have changed course again and now cites the pre 12/15/25 Guideline as the appropriate standard for what needs to be shown in support of a demolition COA. The problem presented by Staff's half hearted attempt to correct a serious constitutional and procedural issue by once again changing the applicable Guideline is that the sole evidence they have submitted to support a denial of my COA application for demolition is the Sykes Report and the Sykes Report is based on the post 12/15/25 Guideline. (See Exhibit RB 11, 01/23/26 email from Jennings showing post 12/15/25 Guideline as applicable Guideline followed in Sykes Report). Without Sykes reconsidering their Report under the pre 12/15/25 Guideline that the Staff is now citing as the applicable one, the Report is at this point irrelevant and meaningless. And, without the Sykes Report, as specious as it may be, the current record before the HPC is bereft of any evidence to support a denial of my COA application.

Sworn to and Subscribed Before
Me This __ of June, 2026
NOTARY PUBLIC



Anna Grace Covington
June 15, 2026

Robert Buckler

Robert Buckler
June 15, 2026

EXHIBIT 11

Brian Daughdrill
Fw: Application for COA at 1080 Clifton Road
Jan 23, 2026 at 1:25:09 PM
bobbybuckler7@yahoo.com

Just in

NOTICE: This e-mail correspondence, including any attachment, is being sent by or on behalf of an attorney, is intended exclusively for the designated recipient(s) in the "To","Cc" and "Bcc" lines of this e-mail and may contain confidential, privileged or other legally protected information. If you are not a designated recipient of this e-mail correspondence, you are not authorized to read, print, retain, copy, disseminate or rely upon this e-mail correspondence in whole or in part. If you have received this e-mail correspondence in error, please notify the sender by reply e-mail and delete or destroy all copies of this message and attachments in all media. NO DUTIES ARE INTENDED OR CREATED BY THIS COMMUNICATION. If you have not executed a fee agreement or engagement letter, this firm does NOT represent you as your attorney. You are encouraged to retain counsel of your choice if you desire to do so. All rights of the sender for violations of the confidentiality and privileges applicable to this e-mail correspondence and any attachments are expressly reserved. Pursuant to U.S. Treasury Department Circular 230, any tax advice contained in this communication (including any attachments) is not intended to be used, and cannot be used, for purposes of (i) avoiding any tax-related penalties under the U.S. Internal Revenue Code, or (ii) promoting, marketing, or recommending to another party any tax-related matter addressed herein.

From: Paige V. Jennings < >
Sent: Friday, January 23, 2026 10:25 AM
To: Brian Daughdrill < >
Cc: Bragg, Rachel L. < >; Wells, Debora M < >
Subject: Application for COA at 1080 Clifton Road

Good Morning,

Hope that this email finds you well.

In preparation for the upcoming HPC meeting, planning staff have completed a preliminary review of the applications on the agenda for February 17th, 2026. After reviewing the documents submitted for the application at 1080 Clifton Road, staff noted that a historic structure report and architectural drawings for a proposed new construction were not

included in the submission.

Staff recommends that the application address the guidelines established for demolition of historic structures in Section 7 of the Druid Hills Design Manual. Please see below, a historic structure report and a proposal for the construction of a new residential structure be submitted as required for review. Please find the relevant guidelines from the Druid Hills Design Manual below:

7.3.3 *Demolition and Relocation (p75) Guideline* - Demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare requires the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district.

7.3.3 *Demolition and Relocation (p76) Guideline* – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure's place.

If you have any questions or if we can be of any assistance, please do not hesitate to reach out.

Thank You,
Paige

DeKalb County Government I Department of Planning & Sustainability
Current Planning I Zoning Division
Government Services Centerl 178 Sams Street I Decatur, GA 30030
Email:
County Cell: 470-829-7341

Click here for **Permit Status**
Click here for **Permit Guide**
Click here for **Zoning Map**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Druid Hills Design Manual
.zip

AFFIDAVIT

STATE OF GEORGIA
COUNTY OF GLYNN

Personally appeared before me the undersigned authority, Robert Buckler, who after being duly sworn stated as follows:

1. My name is Robert Buckler. I am a retired attorney and reside at 114 Telford Lane, St. Simons Island, Georgia 31522. I am providing this affidavit in support of a Certificate Of Appropriateness (COA) I have filed with the Dekalb County Georgia Historic Preservation Commission (HPC) seeking to demolish a house and garage located at 1080 Clifton Road in Dekalb County Georgia.

History with Dekalb County, Dekalb County HPC and Acqusition of 1080 Clifton Road Prior to Filing the Current COA.

2. Prior to filing the current COA I developed a six lot subdivision, Clifton Ridge, in the Historic District of Dekalb County. This effort resulted in the County and neighborhood activists opposing my development through litigation for over 14 years. The culmination of this 14 year litigation was when the Georgia Supreme Court, in May of 2017, rejected the appeals of the permit I had been issued to build the subdivision. Subsequent to the dismissal of the final appeal, the County (including David Cullison) , the neighborhood civic association, the attorneys representing them and certain neighbors paid me in excess of $3,600,000 to settle an abusive litigation lawsuit regarding the County's and others actions over the 14 years of litigation. The County"s portion of the monetary settlement was over $600,000. An additional condition of the settlement was the permanent removal of the property that made up the subdivision from the Historic District. The Dekalb County Planning Department's decision to recommend denial of my current COA in the instant matter is in retaliation for the settlement the County entered into in the abusive litigation lawsuit. The County's opposition to my COA is retaliatory and intended to frustrate my efforts to collect a portion of the amount I am owed pursuant to the abusive litigation judgement.

3. As proof that I am being retaliated against, evidence has been adduced that my COA application is being treated disparately from other homeowners who have submitted COA applications to demolish homes in the Historic District. As an example of the disparate treatment I am receiving, the Planning Department recommended approval of a COA for the demolition of a house at 1035 Oxford Road based on much less evidence supporting the need to demolish that home. That COA was approved by the HPC. As one of the owners of the home at 1035 Oxford Road told me, "Bobby, I have walked through 1080 Clifton Road and that house is in as bad, if not worse, a condition as my house was. In my opinion, the only reason you are being treated differently than I was is your name is Bobby Buckler".

3. The last piece of the multiple settlements in the abusive litigation matter involved the property that is the subject of my current COA, 1080 Clifton Road. In 2024 I obtained a damage award in excess of $1,800,000 against the previous owner of 1080 Clifton Road, Mr. Rusty Ward. (A copy of the Civil Judgement is attached hereto as Exhibit RB1). In partial settlement of that award, in December 2024, Mr. Ward and his wife deeded me the house at 1080 Clifton Rd (A copy of the Settlement Agreement and Release is attached hereto as Exhibit RB2). The property carried with it a mortgage of almost $400,000 that I had to pay off. This is all to say that I did not acquire the house as part of an arms length transaction. Prior to

acquiring the house I had not been permitted to enter or inspect it and had no knowledge of its condition at the time the house was deeded to me. After the closing I was finally able to access the house and found it in deplorable condition. In the attic were multiple pots scattered about to collect the rainwater coming through the roof, mold was visible throughout the structure, the "pillar foundation" was failing in multiple locations and there was serious evidence of damage from water infiltration.

Efforts Over the Last Year to Sell the House "As Is"

4. My original intention was to immediately sell the house in its "as is" condition for someone else to renovate. We have now had the house on the market for over a year and a half and have received only one offer which was for $1,280,000 in March of 2025. (A copy of that contract offer is attached hereto as Exhibit RB3). That offer was withdrawn by the buyer in April 2025, during the due diligence period and after the buyer and his contractor had inspected the house. Over the 18 months the house has been on the market we have had over 50 individuals visit and consider the house, including every major contractor/renovator who works in the Historic District. Their initial interest is sparked by the fact that the property fronts on the Druid Hills Golf Club and two other homes within a couple of hundred feet of 1080 Clifton Road have sold for $5,000,000 and $8,000,000. However, after inspecting the house every interested purchaser has concluded that it cannot be renovated and needs to be demolished.

5. According to County records the house was originally built in 1929. During the 20+ year period he owned the house, Mr. Ward performed no maintenance or repairs on it (See Exhibit RB4 Affidavit of Tammy Ellerbe). As a direct result of the lack of maintenance and the resulting water/moisture leaks in the foundation, the brick and mortar cladding and the roof, the house has black mold and rotten framing throughout its structure. It also has a significant termite infestation. (See Exhibit RB5 Termite Report). This damage is particularly problematic along the front facade of the house, 40% of which was covered in ivy.

Inspection of the House by a Structural Engineer Licensed by the State of Georgia, a Certified Mold Removal Expert, a Contractor/Renovator, and a Third Party Foundation and Engineering Firm approved by Dekalb County.

6. After months of unsuccessful marketing efforts, I made the decision to determine whether the structure of the house would permit renovation and engaged a structural engineer licensed by the State of Georgia (William Train). After an extensive and thorough analysis, the structural engineer determined that due to the deteriorated condition of the framing and the foundation of the house it could not be renovated. (See Affidavits and Reports of William Train previously filed with the HPC).

Meeting with the County's Law and Planning Departments
Volunteering to Permit the County to Inspect 1080 Clifton Rd

7.Given my experience and history with Dekalb County and the HPC, I made the decision to meet with the County Planning Department prior to filing my current COA to share the sealed findings of my licensed structural engineer's report with the County's staff who would be involved in recommending to the HPC whether to approve my COA to demolish 1080 Clifton Road. On November 17, 2025 I met with Rachel Bragg and Paige Jennings of the County's Department of Planning and Sustainability and John Jones and two other members of the County' Law Department. In that meeting I produced my licensed engineer's sworn affidavit detailing his structural analysis of the property and his opinion that the house could not be renovated utilizing the existing] structure. Immediately after the meeting I furnished additional documentation and photographs supporting my engineers inspection and conclusion. Notably, the report specifically addressed the feasibility of maintaining the current facade in any

RAP

renovation and concluded that it was not possible to do so. At the end of the meeting I also took the remarkable step of inviting the County to inspect the house and conduct their own structural analysis utilizing their own licensed structural engineer. As set forth below, that good faith effort on my part resulted in the County using the opportunity presented in my voluntarily inviting it to inspect my house, with their own "expert", to develop a specious report opining that the house could be renovated. In retaliation for my prior lawsuits, Ms. Bragg, Ms. Jennings, David Cullison, Sykes Consulting Inc. and others worked collectively to deprive me of my civil and constitutional rights in violation of 42 U.S.C. Section 1983.

County's Deliberate Delay in Accepting my Invitation to Conduct Their Own Inspection and the County's Attempt to Modify Guideline 7.3.3 Governing Demolition the Evening Before Their Inspection.

8. Between October 29, 2025 and December 12, 2025 the County's Law and Planning Departments had no fewer than eight separate email exchanges with myself and my attorney, all of which were in addition to our face to face meeting at the Planning Department's offices on November 17, 2025. At no point in any of these communications did the County inform either me or my attorney of its intention to amend or modify Guidelines 7.3.3 In contrast, in a December 12, 2025 email to one of the outside consultants they were employing to inspect my house, the County specifically informed the consultant that they were anticipating changing Guideline 7.3.3 which governed what needed to be shown to the HPC to get permission to demolish a house. During that same period of time, November 17, 2025 to December 12, 2025, the County's Law Department deliberately delayed scheduling it's inspection of the house so that the HPC could attempt to amend Guideline 7.3.3 at its regularly scheduled meeting on December 15, 2025. More specifically, on December 3, 2025 my attorney informed John Jones of the County's Law Department that we could accommodate their experts inspection on December 4, 5, 8, 9, 10, 11 or 12. In response, the County requested December 16, 2025–the day after the December 15 meeting in which the HPC purported to amend Guideline 7.3.3 to make it more difficult to receive a demolition permit. In manipulating the process and in failing to inform me of their intentions, the County violated my right to both procedural and substantive due process under the Georgia and U.S. Constitutions. The County and HPC also failed to follow their own by-laws governing amending HPC Guidelines. (A copy of the by-laws is attached hereto as Exhibit RB6).

9. Subsequent to its inspection of the house, the County forwarded to me a report they had received from the individual the County had identified as their structural engineering expert, Kenneth Fluker of C.E.R.M. (See Exhibit RB7 Email identifying Fluker as County's Expert). Fluker was engaged by the County on December 12, 2025 pursuant to a written engagement letter to perform a structural analysis of the house. (See Exhibit RB8 Engagement Letter). Notably, the engagement letter details the County's duplicity in attempting to amend Guideline 7.3.3 in that it notifies their "expert" of the intended change to that Guideline during the same period of time that they failed to notify me of their intentions. What I later discovered was that Fluker was not a structural engineer and that, rather than conducting the inspection himself, he had engaged another subcontractor, Sykes Consulting, to actually inspect the house. The problem presented by the switching of "experts" is that in the report forwarded to me Sykes did not perform the structural analyses specified in the December 12, 2025 engagement letter between the County and C.E.R.M. More specifically, although the engagement letter details the structural review to be conducted, Sykes repeatedly states in the report that a structural analysis of the house was beyond its scope of review. The report also acknowledges that additional analyses (a structural analysis of the foundation, framing and roof, along with a mold inspection) need to be conducted. The incompleteness of the report is consistent with the fact that the individuals who conducted the on site inspection were on site for less than 3 1/2 hours. (See Exhibit RB9 Timeline of Sykes' On Site).

Inspection of the House by Additional Experts

10. Since receiving the Sykes Report I have employed a number of professionals to address the additional issues cited in the Sykes Report. Specially, we employed a Certified Mold Removal Expert (John Rimondi) to conduct a structural analysis of the mold in the house, an experienced Contractor/Renovator (Michael Ladisic) to evaluate the economic feasibility of renovating the house, a third party foundation and framing engineering firm officially approved by Dekalb County (GoochBC) to evaluate the framing and foundation of the house and another Licensed Structural Engineer, S.E. (David Shull) to review and reconsider all of the experts opinions and reports.

11. The Certified Mold Removal Expert identified the extensive presence of mold, including "black mold", throughout the structure and concluded that, given the extent the molds presence and the multiple moisture/water leaks in the foundation, the brick and mortar cladding and the roof, the mold could not be removed or remediated to the extent necessary for the current structure to serve as a basis for any renovation. Furthermore, he concluded that the structure could not be moisture proofed to the extent necessary to prevent any future mold from developing. A recent inspection of the house following an extensive rain disclosed that the exterior framing material, particularly across the front facade, was soaking wet due to the multiple sources of moisture penetration.

12. The Contractor/Renovator determined that the existing 97 year-old structure was so deteriorated any attempts to renovate the home would be unsuccessful because the current structure cannot be brought up to current Current Building Code Standards. He also concluded that a renovation of the existing structure was not economically feasible.

13. The County approved third party foundation and framing engineering firm concluded that the house could not be renovated using the existing foundation and framing.

14. The Licensed Structural Engineer (S.E.), after independently inspecting the house and after reviewing all of the experts' opinions and reports, concluded that the house was beyond renovation simply because it had been ignored for such a long period of time.

Marketing Problem Presented by the Multiple Reports

15. Under Georgia law, all of the expert's opinions and reports must be disclosed to any prospective purchaser 1080 Clifton Road. The irony of this requirement is that the standards imposed on the property by the HPC Guidelines to receive permission to demolish the home have rendered the home unmarketable as an "As Is" property. After a year and a half of diligent sales efforts, no prospective purchaser has remained interested once the expert reports have been disclosed. (Exhibit RB10 Realtor's Affidavit).

The House at 1080 Clifton Road is of No Historical Significance and is Not Within the Purview of the HPC.

16. The house at 1080 Clifton Road has no architectural or historical value, does not contribute to the historical or architectural character of the historic district and therefore falls outside the purview of the HPC. As a beginning point, there has never been an independent analysis, by Dekalb County, the HPC or any other entity tasked with making such a determination, that house is an historic structure. It's original architect is unknown, it's architecture is of no particular style or significance and it cannot be identified as relating to anything of a historical nature, i. e. , no one of historical importance has resided in it. In truth, the only reason for any claim that the house has any historical significance is that it falls within the "50 year" rule that the County adopted from the U.S. Department of the Interior (DOI),

without any independent analysis, at the time Dekalb County enacted the Ordinance designating Druid Hills as a historical district. With this in mind, it is of constitutional significance that, in adopting the "50 year" rule, the DOI did not follow the requirements of the Federal Administrative Procedures Act (APA) and acted arbitrarily and capriciously. Given the U.S. Supreme Court's ruling in Loper Bright Enterprises v. Raimondo, 144 S.Ct. 2244 (2024), the Department of the Interior's "50 year" rule, as well as the HPC's piggy backing "50 year" rule, is entitled to no deference. Without such deference the HPC has no basis for classifying the house at 1080 Clifton Road as historic and, therefore, has no basis for opposing its demolition. Finally, both Dekalb County and the HPC recognize that there exist houses within the Druid Hills Historic District that are over 50 years old but are not historic. In fact the County and the HPC have on occasion permitted the demolition of 50 year old houses within the Historic District on the basis that they were of no historical significance. In making theses determinations, the County and the HPC have never adopted any objective criteria for making any such determinations and have acted in an arbitrary and capricious manner when making their determinations in violation of both the Georgia and U.S. Constitutions.

The Secretary of the Interior Does Not Qualify Licensed Structural Engineers

17. Within Guideline 7.3.3 there exists the following statement, "the historic structure report must be completed by a Secretary of the Interior qualified licensed preservation architect or licensed structural engineer". Given the foregoing language it is important to note that while the Secretary of the Interior has published "Professional Qualifications Standards" for "Historic Architecture", no such standards have been published by the Secretary of the Interior for "Licensed Structural Engineers". See 36 CFR Part 61, Appendix A.

12. In conclusion, as the evidence from the multiple experts demonstrates, I have satisfied the requirements of Historic Guideline 7.3.3 for the demolition of homes in the Historic District as it existed prior to December 15, 2025 ,i.e, the Guideline in effect at the time I met with the County on November 17, 2025 and announced my intention to file a COA seeking to demolish the house. The facts of record, without contradiction, demonstrate that the house at 1080 Clifton Road is "so unsound that rehabilitation is not possible". Furthermore, even under the new more restrictive version of Guideline 7.3.3, the house has "lost its architectural and historical value and it no longer contributes to the historical or architectural character of the historic district. Removal of the house will not adversely impact the integrity of the historic streetscape and the historic district'. In sum, given the foregoing , the COA seeking demolition should be approved.

Robert Buckler

NOTARY PUBLIC

Anna Grace Covington



EXHIBIT 1

FILED 4/28/2023 3:31 PM CLERK OF SUPERIOR COURT DEKALB COUNTY GEORGIA

IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA

ROBERT H. BUCKLER, Plaintiff, v. RODNEY F. WARD a/k/a "RUSTY" WARD, CHRISTOPHER M. ANDERSON, and JOHN DOEs 2 - 5, Defendants.	)	CIVIL ACTION FILE NO.: 16CV9735

FINAL ORDER AND JUDGMENT

The above-styled matter having come before the undersigned Judge, sitting by designation in the Superior Court of DeKalb County, as the assigned judge, Mark Anthony Scott, has retired and not yet replaced as Judge of Division 9 of said Court, and having reviewed the matter, the Court hereby **FINDS** as follows:

On September 19, 2021, the Court sanctioned Defendant Ward for refusing to participate in discovery by striking his Answer and entering Default Judgment against Defendant Ward. On August 26, 2022, the Court entered an Order appointing the Honorable M. Gino Brogdon, Sr. as Special Master. The Special Master was directed to hold an evidentiary hearing on the issue of Plaintiff Buckler's damages and make a recommendation to the Court regarding the same. The Special Master properly noticed such hearing and it was held on February 6, 2023. The Special Master's Recommendation (including findings of fact and conclusions of law) was filed on March 28, 2023 (attached as Exhibit "A"). Statutory electronic service of the Special Master's Recommendation was delivered to Defendant Ward on March 29, 2023.

Uniform Superior Court Rule 46(G)(2) provides that:

> "A party may file a motion to reject or to modify the master's order, report, or recommendations within 20 days from the date on which the

> master's order, report, or recommendations are served[.] In the absence of a motion to reject or modify an order, report or recommendations within the time provided, the order, report or recommendations shall have the force and effect of an order of the court."

Defendant Ward has not filed a motion or otherwise objected to the Special Master's Recommendation within the time provided for doing so by Rule 46. Therefore, by operation of law, the Special Master's Recommendation filed in this case has become the Order of the Court.

WHEREFORE, it is hereby **ORDERED** that the Special Master's Recommendation filed March 28, 2023, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby made the Court's Order and Judgment against Defendant Ward and in favor of Plaintiff Buckler.

IT IS FURTHER ORDERED that this Order and Final Judgment is the Final Order in this case and that the Clerk of Superior Court is hereby directed to take all necessary steps to close this case.

SO ORDERED, this 28th day of April, 2023.

By: _____
Brian K. Ross, Judge
DeKalb County Superior Court, by designation

Prepared and presented by:

Robert E. Wilson, Esq.
Georgia Bar No. 768950
Counsel for Plaintiff Buckler

Exhibit "A"

FILED 3/28/2023 3:03 PM CLERK OF SUPERIOR COURT DEKALB COUNTY GEORGIA RJ

IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA

ROBERT H. BUCKLER, Plaintiff, v. RODNEY F. WARD a/k/a "RUSTY" WARD, CHRISTOPHER M. ANDERSON, and JOHN DOEs 2 - 5, Defendants.	)	CIVIL ACTION FILE NO.: 16CV9735

SPECIAL MASTER'S RECOMMENDATION

The above-styled matter came before the undersigned Special Master by the Order of Superior Court Judge Mark Anthony Scott, which directed the undersigned to hold a hearing on the issue of Plaintiff Robert H. Buckler's ("Mr. Buckler") damages and make a recommendation to the Court regarding the same. The Special Master made multiple attempts to schedule the hearing at a time that would be mutually convenient for the parties, but Defendant Rodney F. Ward ("Mr. Ward") refused to respond to these communications. Ultimately, a hearing was properly noticed for the parties to appear on February 6, 2023. Mr. Ward failed to appear at the hearing.

Having heard testimony and reviewed the relevant evidence, the Special Master's findings of fact, conclusions of law and recommendation to the Superior Court are as follows:

I. Procedural History

The record reflects that the relevant Renewed Complaint in this matter was filed on September 13, 2016. After the Court denied Motions to Dismiss filed by Mr. Ward and Defendant Christopher M. Anderson on March 6, 2019, Mr. Buckler reached a settlement agreement with Mr. Anderson and moved to dismiss his claims against Mr. Anderson on August 21, 2019.

Mr. Buckler then attempted to engage Mr. Ward in discovery pursuant to the Civil Practice Act, but Mr. Ward refused to participate in discovery. On February 19, 2020 the Court granted Mr. Buckler's Motion to Compel Discovery and ordered Mr. Ward to produce documents and sit for a deposition. Mr. Ward failed to comply with the Court's order. On September 19, 2021, the Court sanctioned Mr. Ward for refusing to participate in discovery by striking his Answer. Therefore, all of the allegations of the Renewed Complaint are deemed admitted.

II. Findings of Fact

1. Mr. Ward's Misconduct Alleged in the Renewed Complaint that is Deemed Admitted.

Mr. Buckler purchased certain property in the Druid Hills neighborhood of DeKalb County in 2004 with the intent to subdivide the property and then develop it into a new subdivision called Clifton Ridge. This development project was vehemently opposed by some neighbors, led by a subset of the Druid Hills Community Association ("DHCA") that included Mr. Ward. Mr. Ward and other members of the DHCA expressed their opposition through the political process at various hearings and by communicating directly with County officials. Nonetheless, Mr. Buckler's proposed subdivision plan was ultimately approved by the DeKalb County Planning Commission on April 13, 2011.

DHCA filed at least five lawsuits in DeKalb County Superior Court between 2011 and 2013 in an effort to stop the development through the legal process. Mr. Buckler eventually prevailed in all five lawsuits and DeKalb County ultimately issued a land disturbance permit for the subdivision on December 17, 2012.

This land disturbance permit authorized Mr. Buckler to begin the work of developing the property and he did so on January 18, 2013. However, DHCA filed a new lawsuit against Mr. Buckler that same day and obtained a Temporary Restraining Order prohibiting Mr. Buckler from

continuing with the work. Mr. Buckler respected the Court's order and ceased work at the property.

Mr. Ward was apparently unsatisfied by the Temporary Restraining Order preventing further work at the property. During the overnight hours of January 18, 2013, Mr. Ward and his accomplice Mr. Anderson entered the property without permission and committed various acts of vandalism. This vandalism included posting signs (fifteen feet up in the trees) that attacked Mr. Buckler personally with messages such as "*Buckler's Greed Killed Me*" and "*I Died for Buckler's Ego*" as well as defacing the permit board and trees with red paint applied to look like blood.

Between January 18, 2013 and July 2013, site work was stopped by court order. The restraining order was lifted and work resumed on July 25, 2013. That very night, Mr. Ward returned to the property and vandalized it again. Once again, trees and the permit board were defaced with "blood" paint. Mr. Ward modified the text of the permit board to insult and defame Mr. Buckler, including statements such as: "Clifton RAPE Subdivision;" the names "Buckler" and "Ellis"[1] handcuffed together; and "HardHEAD Area."

In February of 2014, approximately ten years after Mr. Buckler purchased the Clifton Ridge property, Mr. Ward again vandalized the permit board at Clifton Ridge by stenciling the following messages over it:

[1] Then-DeKalb County CEO Burrell Ellis was at that time facing criminal corruption charges.

HAPPY 10th BUCKLER!

3 Historic Lots	**$1.1M**
12+ lawsuits	**$(??)**
B Ellis & DeKalb Politicos	**$(TBD – FBI)**
Getting *fired* from Troutman	**$(lost income)**
Preserving Druid Hills	***Priceless!***

The Renewed Complaint details numerous additional acts of vandalism, harassment, and intimidation by Mr. Ward—such as regularly coming to the site and threatening the workers, poisoning the grass, and defacing the asphalt—carried out over a period of approximately 18 months between January 2013 and July 2014.

Mr. Ward also targeted Mr. Buckler's livelihood by making false and defamatory statements to his employer at the time, the law firm Troutman Sanders. In May 2013, Mr. Ward sent a letter to the executive committee of Troutman Sanders in which he posed as an anonymous partner in the firm. Mr. Ward's letter falsely stated that Mr. Buckler had "tarnished the good name" of the firm, accused Mr. Buckler of "thuggery," called Mr. Buckler "ethically questionable" and stated that his conduct in connection with developing Clifton Ridge was "professional misconduct" under the State Bar of Georgia Rules applicable to attorneys.

In August of 2013, Mr. Ward sent another anonymous letter to the Troutman Sanders executive committee, again posing as a partner in the firm. This letter accused Mr. Buckler of "wrongful" conduct in connection with Clifton Ridge and said that Troutman Sanders was "complicit" for remaining silent. The letter concluded by encouraging the firm to fire Mr. Buckler.

Mr. Ward's campaign of terror continued until August 16, 2014, when he was caught on a motion-activated camera vandalizing Clifton Ridge. DeKalb County Police obtained a search

warrant for Mr. Ward's home and found a trove of incriminating evidence, including the stencils used to paint the defamatory messages at the site, the red and white paint used to vandalize the site and roadway, and electronic copies of the defamatory anonymous letters sent to Mr. Buckler's employer. Chillingly, the Police also discovered that Mr. Ward had the private addresses and phone numbers for Mr. and Mrs. Buckler's three daughters and Mr. Buckler's elderly mother on his computer.

Mr. Ward was arrested and convicted of one felony count of Second-Degree Criminal Damage to Property and two misdemeanors in connection with his conduct towards Mr. Buckler and the Clifton Ridge property. Mr. Ward's conduct caused Mr. Buckler extreme emotional distress.

2. Additional Misconduct by Mr. Ward Established at the Damages Hearing.[2]

All of the witnesses who testified before this Special Master repeatedly referred to Mr. Ward, but the evidence is clear that none of them knew who was doing the various acts of vandalism and harassment until after Mr. Ward was arrested. It was repeatedly noted by witnesses that the lack of knowledge as to who was doing these things made the entire situation for many months particularly frightening and disturbing.

Mr. Buckler testified that, during the same 18-month period (January 2013 to August 2014) that Clifton Ridge was vandalized, he and his family were subjected to additional acts of harassment and intimidation by a then unknown actor. In one incident, Mr. Buckler experienced a flat tire on his vehicle after parking his car in front of the Clifton Ridge subdivision, and when he took the vehicle in for repair a knife blade was discovered broken off in his tire. (T – 66). Mr.

[2] The hearing held February 6, 2023, was taken down by a certified court reporter. The transcript of this hearing is filed contemporaneously herewith. References to the transcript are stated as (T – page number).

Buckler, his wife, his elderly mother, and his three daughters were all subjected to multiple "hang-up" phone calls during this same period of time. (T – 65). These same members of the Buckler family also noticed that an unfamiliar vehicle would stop in front of their homes and apparently observe them. (T – 65). When approached, the vehicle quickly drove away. (T – 65).[3]

Mr. Buckler's wife Jane Buckler ("Mrs. Buckler") testified that on two separate occasions, once at Clifton Ridge and once in a DeKalb County Superior Court courtroom, Mr. Ward invaded her personal space and menaced her through intimidating posture, glaring looks, and words. (T – 170-174). Mrs. Buckler has never been treated in such a manner by anyone else in her life. (T – 174). On a third occasion, Mr. Ward came up to the Buckler family while they were eating lunch at a restaurant and verbally harassed them. (T – 175).

Mr. Buckler's friend Stephen Knapp assisted him by repeatedly replacing the Clifton Ridge permit board after Mr. Ward defaced it. (T – 137-138). Once, when Mr. Knapp visited the Clifton Ridge property, he encountered Mr. Ward (whom he did not know at that time) and his son (a child who appeared to be around nine years old). (T – 144-145). When Mr. Knapp attempted to greet the Wards in a friendly manner, Mr. Ward chastised his son, telling him "don't talk to that guy, he's the friend of that f---ing cripple" (referring to Mr. Buckler). (T – 145).

3. **Mr. Buckler's Emotional Distress.**

Mr. and Mrs. Buckler have been married for over fifty years. (T – 169). Mrs. Buckler testified that she met Mr. Buckler in high school. Although Mr. Buckler had been afflicted by polio, she "never really saw the crutches" because Mr. Buckler "was such a personality, [...] was always involved, athletic, you know, he was just a great guy." (T – 178).

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[3] When a search warrant was executed at Mr. Ward's home, it was discovered that he was in possession of a list of phone numbers and home addresses for the Buckler family members that had been harassed in this manner.

Mrs. Buckler witnessed the emotional toll that Mr. Ward's conduct took on Mr. Buckler. The period of harassment by Mr. Ward was "definitely the lowest part" of their lives together. (T – 179). The situation caused Mr. Buckler to be awake "late at night when he'd be up walking around worried," he "couldn't sleep, it was bad. And we were stretched to the limits" financially. (T – 180). Mr. Ward's vandalism and defamation brought Mr. Buckler to tears "many times" and he was generally mired in a state of depression to the point that Mrs. Buckler feared for his physical wellbeing. (T – 181). There was never another time in their marriage where Mr. Buckler was depressed like he was during Mr. Ward's abuse. (T – 183).

Elmore Thrash, Jr. has been close friends with Mr. Buckler for 55 years. (T – 77). Mr. Thrash observed that Mr. Buckler did not allow his physical handicap to limit his enjoyment of life as Mr. Buckler "is one of the most strong-willed individuals I've ever met." (T – 78-82). However, Mr. Ward's conduct was very emotionally harmful to Mr. Buckler: "it really affected him bigtime [...] I was very, very concerned for [Mr. Buckler]." (T – 82). Mr. Thrash elaborated that Mr. Ward's vandalism and harassment of Mr. Buckler "took the willpower away from him to some degree[,] he was beat down so bad [...] it was a terrible thing to watch." (T – 83).

Mr. Knapp is another longtime friend of Mr. Buckler who has known Mr. Buckler for 25 years. (T – 136). Mr. Knapp testified that he observed that Mr. Buckler was "feeling some real pain" during the 18 month period that Mr. Ward abused him. (T – 147). Mr. Knapp witnessed the situation bring Mr. Buckler to tears and attempted to comfort him by embracing him. (T – 148). The only other time that Mr. Knapp saw Mr. Buckler in a similar state of emotional distress was when Mr. Buckler's brother passed away. (T – 149).

Michael Kaufman has been close friends with Mr. Buckler for 40 years and observed the harm that Mr. Ward's actions caused him, both emotionally and physically. During the 18-month

period that Mr. Ward terrorized him, Mr. Buckler's physical strength seemed to deteriorate under the strain and he began having falls. (T – 163-164). Mr. Kaufman attributed this decline directly to the "stress of what he was going through at the time" as a result of Mr. Ward's conduct. (T – 164). Mr. Buckler's mental health also suffered during the same period, with him becoming "more emotional" and "depressed." (T – 164-166).

Mr. Buckler testified as to the emotional distress that Mr. Ward's vandalism, harassment, and defamation caused him. Mr. Buckler experienced many sleepless nights where he wandered through his home in tears, worried about the financial hardship that the vandalism was causing him and worried about his standing at his law firm in light of the defamatory letters. (T – 133). Mr. Buckler feared that there was "no way out" of the situation because he had already invested all of his available assets in the Clifton Ridge project and had even borrowed $400,000 from his son in law. (Id.) Mr. Buckler worried that the delays associated with the vandalism at Clifton Ridge could result in financial ruin for him and his wife and potentially even bankruptcy. (Id.)

Although Mr. Buckler is generally reluctant to seek counseling and had never done so before, Mr. Ward's actions forced Mr. Buckler to seek counseling from the minister at his church. (T – 134). Mr. Buckler felt compelled to seek counseling for the only time in his life because the actions taken by Mr. Ward. (T – 134). Mr. Buckler was particularly upset by the anonymous nature of Mr. Ward's attacks: "I was so angry and … I didn't know who it was … I had nobody to fight." (T – 134).

4. Defamation.

Michael Kaufman is an attorney and former colleague of Mr. Buckler's. Mr. Kaufman has known Mr. Buckler for over 40 years and they worked closely together for the better part of that time as colleagues at various law firms. (T – 150-151). Mr. Kaufman practiced law with Mr.

Buckler at the law firm Troutman Sanders during the period when Mr. Ward defamed Mr. Buckler to the executive committee of that firm. (T – 158-159).

Mr. Kaufman testified that he was aware of the letters received by the firm at the time and found them to be "absolutely" defamatory since there is "not anything worse" for a lawyer than to be accused of violating the ethical standards of the profession. (T – 159). He testified further that these letters had a negative impact on Mr. Buckler's standing at the firm, since "big law firms are constantly aware of and concerned about the public relations aspect of the law firm." (T – 160-161). Concerns held by firm partners regarding the Clifton Ridge development ultimately cost Mr. Buckler money in his last years at Troutman Sanders and even led to the firm refusing to allow Mr. Buckler to stay on as an independent contractor to finish out a particular litigation for a prominent client of the firm when Mr. Buckler retired from full-time law practice at the end of 2014. (T – 162-163).

Mr. Buckler testified that he incurred direct damages of $250,000 "at minimum" in lost income resulting from Mr. Ward's defamatory letters to Troutman Sanders. (T – 193).

5. **Increased Costs of Development.**

Mr. Buckler testified that the vandalism that occurred at Clifton Ridge had a direct impact on him financially by increasing the cost of developing the subdivision. For example, equipment could not be safely staged at the job site overnight, so the project had to be mobilized anew every day, which substantially lengthened the time for completing the project and therefore the cost. (T – 127). Another major problem was that survey work had to be redone repeatedly because someone (presumably Mr. Ward) repeatedly came on the property at night and moved the surveyor's stakes, which also substantially increased the cost. (T – 128). All the while, Mr.

Buckler continued to pay interest on the loans. Mr. Buckler's conservative estimate of the direct damages to him in increased cost of development is $130,000. (T – 189).

6. Increased Carrying Costs.

Mr. Buckler borrowed $4,000,000 to fund development of Clifton Ridge. (T – 190). Mr. Ward's vandalism caused the project to take an additional six months to complete. (T – 189). Mr. Buckler's interest payment (i.e., "carrying cost") was $20,000 per month. (T – 190). Therefore, Mr. Ward's actions caused Mr. Buckler direct damages of $120,000 in the form of increased carrying costs.

7. Attorneys' Fees and Expenses.

Mr. Buckler was represented by two separate law firms in this case. His first legal counsel, Giacoma, Roberts & Daughdrill LLC, testified by the Affidavit of Brian Daughdrill that the reasonable value of attorneys' fees and expenses incurred with his firm by Mr. Buckler in this matter was $113,454.11.

Mr. Buckler's second law firm, Wilson, Morton & Downs, LLC, submitted testimony at the damages hearing and by Affidavit of Robert E. Wilson establishing that the reasonable value of attorneys' fees and expenses incurred with his firm by Mr. Buckler in this matter was $171,446.85.

III. Conclusions of Law

The Special Master HEREBY FINDS that Mr. Ward's conduct in this matter was outrageous and that it would shock the conscience of any reasonable person. It is clear that Mr. Ward set out, with malicious intent, to cause Mr. Buckler emotional and financial distress and that he achieved those goals. While everyone has the right to object to a development project through

legitimate means (such as speaking at local government meetings and even filing a well-pled lawsuit), no one has the right to vandalize, harass and defame another as occurred here.

The Special Master further FINDS that Mr. Buckler has proven special damages in the amount of $500,000, consisting of increased costs of development, increased carrying costs on loaned funds and loss of income attributable to Mr. Ward's defamation of Mr. Buckler, as detailed above.

The value of Mr. Buckler's claim for intentional infliction of emotional distress is more difficult to quantify but the evidence of both unconscionable conduct and resulting extreme emotional distress is strong. Upon review of the record and all of the evidence adduced at the hearing on damages, the Special Master FINDS that an award of $750,000 is necessary to compensate Mr. Buckler for his emotional distress inflicted by Mr. Ward.

The Special Master further FINDS that Mr. Ward has acted in bad faith, has been stubbornly litigious, and has caused Mr. Buckler unnecessary trouble and expense in this matter. Therefore, an award of attorneys' fees and expenses to Mr. Buckler is appropriate. Having reviewed the affidavits and testimony regarding attorneys' fees and expenses in this case, the Special Master FINDS that all of the fees and expenses incurred by Mr. Buckler were reasonable and necessary. The Special Master further FINDS that the reasonable total value of attorneys' fees and expenses of litigation incurred by Mr. Buckler in litigating this matter is $284,900.96.

The Special Master further FINDS that the costs of the hearing on damages, totaling $17,214.50 for the Special Master's time, the venue for the hearing and the cost of a court reporter to take down the proceedings and produce the transcript has been paid entirely by Mr. Buckler but should be shifted entirely to Mr. Ward because of his bad faith conduct.

Finally, the Special Master FINDS that Mr. Buckler has proven by clear and convincing evidence that Mr. Ward's actions showed willful misconduct, malice, fraud, wantonness, oppression, or that entire want of care which would raise the presumption of conscious indifference to consequences that justifies an award of punitive damages against Mr. Ward. The Special Master FINDS that an award of $250,000 is appropriate under the circumstances.

WHEREFORE, the Special Master's recommendation of an award to Plaintiff Robert H. Buckler and against Defendant Rodney F. Ward in this case is summarized as follows:

A. $500,000 in special damages including increased development and carrying costs and loss of income;

B. $750,000 for Mr. Buckler's emotional distress;

C. $284,900.96 in reasonable attorneys' fees and expenses of litigation;

D. $17,214.50 for the Special Master's time and the expense of the hearing on damages; and

E. $250,000 in punitive damages, to be collected only after Mr. Buckler has collected all other damages awarded.

This 27th day of March, 2023.

HONORABLE M. GINO BROGDON, SR.
Special Master

EXHIBIT 2

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (hereinafter "Agreement") is entered into by and between Rodney F. Ward III,("Mr. Ward"), Patrice Ward, wife of Mr. Ward ("Mrs. Ward"), and Robert H. Buckler ("Mr. Buckler"), all collectively referred to herein as "the Parties."

WITNESSETH

WHEREAS, Mr. Buckler holds a Final Judgment and Order dated April 28, 2023 against Mr. Ward from the Superior Court of DeKalb County, Georgia in Case No. 16CV9735 in the principal amount of $1,802,115.46 as a result of intentional wrongful acts by Mr. Ward against Mr. Buckler as found by the Superior Court (the "Judgment");

WHEREAS, Mr. Ward and Mrs. Ward jointly own real property located at 1080 Clifton Road, DeKalb County, Atlanta, Georgia, where they currently reside (the "Home");

WHEREAS, based upon the Judgment and the issuance of a Writ of Fieri Facias, a sheriff's foreclosure sale against Mr. Ward's ownership interest in the Home was scheduled for Tuesday, February 6, 2024;

WHEREAS, on February 4, 2024, Mr. Ward filed for bankruptcy in the U.S. Bankruptcy Court for the Northern District of Georgia, Chapter 11 Case No. 24-51283-LRC, resulting in an immediate stay of the above-referenced foreclosure sale;

WHEREAS, the Home is encumbered by an April 30, 2021 security deed supporting an April 30, 2021 promissory note entered into and executed by Mrs. Ward with Rocket Mortgage, LLC f/k/a Quicken Loans, LLC in the context of a refinancing on such date (the "Note");

WHEREAS, Mrs. Ward is the sole obligor on the Note and the one who makes the monthly payments on the Note, and both Mr. Ward and Mrs. Ward executed the security deed against the Home; therefore, for this reason and others satisfactory to the Parties, this Agreement includes both Mr. Ward and Mrs. Ward;

WHEREAS, on April 15, 2024, Mr. Buckler filed a Complaint to Determine Non-Dischargeability of Debt against Mr. Ward in the U.S. Bankruptcy Court for the Northern District of Georgia, Adversary Proceeding No. 24-05075-LRC;

WHEREAS, it is the desire of the Parties to avoid the time, expense, and acrimony associated with the continued dispute and litigation of the issues regarding the debt owed by Mr. Ward to Mr. Buckler and other concerns and claims;

WHEREAS, the Parties have agreed upon mutual terms as to the resolution of such claims and have agreed to enter into this Agreement, resolving all issues, allegations and claims stated or which could have been stated up to and including the date of this Agreement;

NOW, THEREFORE, and in consideration of the mutual covenants and promises contained herein, the receipt and sufficiency of which are hereby expressly acknowledged, and for other good and sufficient consideration, the Parties agree as follows:

1. **Real Estate Closing:**

Because this settlement involves the transfer of ownership of the Home, a real estate closing will be necessary. The closing shall be set for Monday, November 4, 2024.

Mr. Buckler shall retain and pay all costs for the closing attorney's services. Any costs associated with closing the transaction that are normally assigned to a seller, such as prorated taxes, will be assessed against Mrs. Ward, with all others to Mr. Buckler.

2. **Payment and Other Terms At Closing:**

Mr. Ward will pay Mr. Buckler in certified funds $126,434.00. Mr. Buckler will pay Mrs. Ward in certified funds $60,000.00 for her claimed equity interest in the Home.

Mr. Ward and Mrs. Ward will execute all necessary documents to transfer their ownership interests in the Home to Mr. Buckler. They will execute all documents required by law and determined by the closing attorney to be necessary and proper to transfer ownership of the property to Mr. Buckler.

Mr. Buckler or the closing attorney shall work with, negotiate the terms and determine a payoff amount to fully satisfy the outstanding mortgage held by Rocket Mortgage such that Mrs. Ward's Note obligation to Rocket Mortgage is satisfied by Mr. Buckler, and the security deed is released. Mrs. Ward's Note payoff balance at closing shall not exceed $398,000.00.

Mr. Ward and Mrs. Ward represent through the time of the closing that, other than the above obligation to Rocket Mortgage, there exist no other liens, security interests, claims, interests, or encumbrances against the property.

The transfer of funds shall be handled by the real estate closing attorney in the normal manner of such transactions. The closing attorney shall coordinate and direct the deposit of the certified funds being paid by Mr. Ward and Mr. Buckler into his trust account in advance so that the funds may be disbursed, and all matters of business related to the closing, will be completed on Monday, November 4, 2024. Both Mr. Ward and Mr. Buckler shall comply with the directives from the closing attorney so that the funds will be deposited into his trust account seven (7) days prior to the closing.

At the closing, Mr. Buckler shall dismiss with prejudice the pending non-dischargeability proceeding against Mr. Ward, U.S. Bankruptcy Court for the Northern District of Georgia Adversary Proceeding No. 24-05075-LRC.

3. Additional Terms:

Mr. Ward and Mrs. Ward shall maintain the Home and property in its current condition until the closing. Within ten (10) days of the execution of this Agreement, through coordination of legal counsel, a contractor on behalf of Mr. Buckler will be permitted to inspect the Home with Mrs. Ward in attendance, and with Mr. Ward absent from the property, so that the contractor can see the current condition of the Home. He may enter the home, attic, crawl space, garage, and any other outbuildings that may be on the property and examine the roof and outer structure of the home, garage, and any other outbuildings, and examine the property grounds, fencing and the like, and take pictures as he deems appropriate to preserve a record of the current condition of the home and property. The home and property are being conveyed to Mr. Buckler "AS IS" without any warranties or representations of any kind whatsoever. Mr. Buckler shall not be entitled to any credits or payments for any repairs or improvements to the home and property.

Again through coordination of counsel, the contractor will return to the Home on the afternoon of Sunday, November 3, 2024, after it is empty, to re-inspect the Home and property to ensure that the Home and property are in the same condition as when first inspected. Any damage done to the Home between the execution of this Agreement and closing shall be the sole responsibility of Mr. Ward.

The home, attic, crawl space, garage, and any other outbuildings, and property shall be emptied of all contents of every kind, including but not limited to furniture, dishes, food items, clothing and any other personal effects, patio and outdoor tables and furniture, yard art and the like such that the home, attic, crawl space, garage, and any other outbuildings, and the property shall be completely emptied of such items and the home shall be broom clean by noon on Sunday, November 3, 2024. All fixtures shall remain in place.

Between the signing of this Agreement and closing, Mrs. Ward will ensure that the mortgage on the Home is timely paid as required under the terms of the loan documents, and that the current casualty insurance on the home remains in place and in good standing and that all payments due on same are timely paid until closing.

4. Bankruptcy Proceedings:

In Mr. Ward's bankruptcy case, U.S. Bankruptcy Court for the Northern District of Georgia Chapter 11 Case No. 24-51283-LRC, Mr. Ward, through counsel, shall file a Bankruptcy Rule 9019 settlement motion during the week of August 5, 2024 and will diligently pursue said motion. His counsel shall seek and pursue a hearing on an expedited basis. Counsel will describe in the expedited hearing request the need for the Parties to know as soon as reasonably possible that the agreement, which contains rights and obligations of a bankruptcy debtor, is approved, because of the substantial work that is required before the closing date.

The agreement and the settlement shall be fully enforceable once the court has granted the Rule 9019 motion, irrespective of the outcome of amended plan proceedings in the bankruptcy case.

RHW

The hearing on Mr. Buckler's pending dismissal motion shall be reset to trail with Rule 9019 motion hearing.

Mr. Ward will amend his existing Chapter 11 plan so as to reflect the settlement terms, and Mr. Buckler will vote in favor of the amended plan. Counsel for Mr. Buckler is entitled to assist with the preparation of, and has the right to approve, the Rule 9019 motion and the amended plan (to the extent it relates to Mr. Buckler's interests).

5. Release:

In consideration and upon performance of the terms set forth in paragraphs 1-4 above, Mr. Buckler, his heirs, executors, administrators, successors and assigns, along with all past, present, and future employees, agents, servants, and representatives and their respective predecessors, heirs, successors and assigns, hereby fully releases Mr. Ward and Mrs. Ward from all claims, demands, rights, liabilities, and causes of action of any nature whatsoever, whether at law or equity, known or unknown, suspected or unsuspected, which are related or in any manner incidental to the subject matters underlying: Case No. 16CV9735 against Mr. Ward in the Superior Court of DeKalb County, Georgia; U.S. Bankruptcy Court for the Northern District of Georgia Chapter 11 Case No. 24-51283-LRC; and/or U.S. Bankruptcy Court for the Northern District of Georgia Adversary Proceeding No. 24-05075-LRC. Mr. Buckler waives and relinquishes any right or benefit which he has or may have under applicable law regarding waiver of unknown claims to the full extent that he may lawfully waive such rights and benefits. In connection with such waiver and relinquishment, Mr. Buckler acknowledges that he is aware that he or his attorneys or accountants may hereafter discover facts in addition to or different from those which he now knows or believes to exist with respect to the subject matter of this Agreement or Mr. Ward or Mrs. Ward, but that it is his intention to hereby fully, finally, and forever settle and release all of the claims, disputes, and differences, known or unknown, suspected or unsuspected, which now exist or may exist hereafter against Mr. Ward or Mrs. Ward with regard to the subject matter of this Agreement. This Agreement shall be and remain in effect as a full and complete release notwithstanding the discovery or existence of any such additional or different facts. In further consideration and upon performance of the terms set forth in paragraphs 1-4 above, Mr. Buckler hereby covenants and agrees to not to file any claims against Mr. Ward, Mrs. Ward, and/or any other employees, officers, agents or officials of Mr. Ward or Mrs. Ward in connection with the incidents underlying this Agreement. Mr. Buckler does not waive or release any rights or claims that he may have within this Agreement.

In consideration and upon performance of the terms set forth in paragraphs 1-4 above, Mr. Ward and Mrs. Ward, individually, their heirs, executors, administrators, successors and assigns, along with all past, present, and future employees, agents, servants, and representatives and their respective predecessors, heirs, successors and assigns, hereby fully release Mr. Buckler from all claims, demands, rights, liabilities, and causes of action of any nature whatsoever, whether at law or equity, known or unknown, suspected or unsuspected, which are related or in any manner incidental to the subject matters underlying: Case. No. 16CV9735 against Mr. Ward in the Superior Court of DeKalb County, Georgia; U.S. Bankruptcy Court for the Northern District of Georgia Chapter 11 Case No. 24-51283-LRC;

RHB

and/or U.S. Bankruptcy Court for the Northern District of Georgia Adversary Proceeding No. 24-05075-LRC. Mr. Ward and Mrs. Ward waive and relinquish any right or benefit which they have or may have under applicable law regarding waiver of unknown claims to the full extent that they may lawfully waive such rights and benefits. In connection with such waiver and relinquishment, Mr. Ward and Mrs. Ward acknowledge that they are aware that they or their attorneys or accountants may hereafter discover facts in addition to or different from those which they now know or believe to exist with respect to the subject matter of this Agreement or Mr. Buckler, but that it is their intention to hereby fully, finally, and forever settle and release all of the claims, disputes, and differences, known or unknown, suspected or unsuspected, which now exist or may exist hereafter against Mr. Buckler with regard to the subject matter of this Agreement. This Agreement shall be and remain in effect as a full and complete release notwithstanding the discovery or existence of any such additional or different facts. In further consideration and upon performance of the terms set forth in paragraphs 1-4 above, Mr. Ward and Mrs. Ward hereby covenant and agree to not to file any claims against Mr. Buckler and/or any other employees, officers, agents or officials of Mr. Buckler in connection with the incidents underlying this Agreement. Mr. Ward and Mrs. Ward do not waive or release any rights or claims that they may have within this Agreement.

6. Knowing Release:

Each party to this agreement acknowledges and agrees that they are over eighteen (18) years of age and of sound mind, that they are freely, voluntarily and of their own will entering into this agreement, and that they are doing so with the assistance and advice of counsel of their own choosing. The parties acknowledge that they have read this Agreement in its entirety before signing the same and that they clearly understand and consent to all the terms contained herein.

7. Performance of Terms:

It is acknowledged and agreed by the parties that time is of the essence in the performance pursuant to this Agreement. The parties hereby agree, on the request of any other party hereto, to perform all acts reasonably necessary, including execution of further documents, to effectuate this Agreement.

8. Counterparts:

This Agreement is hereby agreed by the Parties as verified by their respective signatures below. This document may be executed separately with each separate document being an original. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

RBB

9. Jurisdiction:

Once the Parties' settlement has been approved by the bankruptcy court, in the event a party claims, after a plan confirmation order, that any terms under the settlement have been breached or violated, the dispute must be litigated exclusively in DeKalb County State or Superior court.

[Signature of ROBERT H. BUCKLER appears on page 7].

[Signature of RODNEY F. WARD III appears on page 8].

[Signature of PATRICE WARD appears on page 9].

RHB

SETTLEMENT AGREEMENT AND RELEASE
NOTICE - THIS IS A RELEASE

WITNESS my hand and seal this 7th day of August, 2024.

Robert H Buckler (SEAL)
ROBERT H. BUCKLER

STATE OF GEORGIA
COUNTY OF Glynn

Personally appeared before me, **ROBERT H. BUCKLER,** to me known to be the person herein and who executed the foregoing Release and acknowledged to me that he has voluntarily executed the same.

This 7th day of August, 2024.

NOTARY PUBLIC
My Commission Expires:
Sept. 6, 2027

NICOLE MULLIS NOTARY PUBLIC GLYNN COUNTY, GA EXPIRES GEORGIA September, 06, 2027

SETTLEMENT AGREEMENT AND RELEASE
NOTICE - THIS IS A RELEASE

WITNESS my hand and seal this __ day of _____ , 2024.

_____ (SEAL)
RODNEY F. WARD III

STATE OF GEORGIA
COUNTY OF _____

Personally appeared before me, **RODNEY F. WARD III,** to me known to be the person herein and who executed the foregoing Release and acknowledged to me that he has voluntarily executed the same.

This ___ day of _____ , 2024.

_____
NOTARY PUBLIC
My Commission Expires:

SETTLEMENT AGREEMENT AND RELEASE
NOTICE - THIS IS A RELEASE

WITNESS my hand and seal this __ day of _____ , 2024.

_____ (SEAL)
PATRICE WARD

STATE OF GEORGIA
COUNTY OF _____

Personally appeared before me, **PATRICE WARD,** to me known to be the person herein and who executed the foregoing Release and acknowledged to me that she has voluntarily executed the same.

This ___ day of _____ , 2024.

_____
NOTARY PUBLIC
My Commission Expires:

EXHIBIT 3

dotloop signature verification: dtlp.us/MHwe-yuoP-JBcA

COUNTEROFFER TO OR MODIFICATION OF THE UNACCEPTED ORIGINAL OFFER

This Counteroffer is made at 12:00 o'clock p m. on the date of 3/17/2025.

2025 Printing

This is a Counteroffer to or modification of, as the case may be, (hereinafter collectively "Counteroffer") the unaccepted original offer set forth in the Purchase and Sale Agreement dated 3/10/2025 including all exhibits attached hereto or incorporated by reference therein ("Original Offer") for property located at: 1080 CLIFTON RD NE, ATLANTA, Georgia 30307 ("Property").

A. Previous Counteroffers Rejected. The party making this Counteroffer acknowledges that in doing so: 1) it constitutes a rejection of the Original Offer as presented and all previous counteroffers; 2) the Original Offer and all previous counteroffers are no longer available for acceptance; 3) no previous counteroffer(s) shall be considered a part of any agreement between the parties; and 4) nothing requires the other party to continue the negotiations.

B. Relationship between Original Offer and This Counteroffer. The Original Offer is hereby incorporated by reference into this Counteroffer. However, the terms of this Counteroffer shall modify and control over any conflicting or inconsistent provisions contained in the Original Offer.

C. Effect of Accepting This Counteroffer. When this Counteroffer is signed by the Buyer and Seller and a copy of the same is delivered to both parties, the Original Offer as modified by this Counteroffer constitutes a legally binding agreement. Since the Original Offer (including all exhibits thereto) is incorporated by reference into this Counteroffer, only this Counteroffer needs to be signed to create a legally binding agreement between the parties.

D. Clean Copy of Agreement. At any time prior to closing, either party if so requested by the other shall sign a conformed or "clean" copy of the Agreement combining the terms of Original Offer with the controlling and supplemental provisions of this Counteroffer into one (1) document, including initialing or signing, as the case may be, all exhibits. (Include SS622 Conformed Copy of Agreement in conformed or "clean" copy of Agreement)

E. Terms and Conditions. The following terms and conditions of the Original Offer are modified as follows: ***[The sections not filled in or marked N/C (for "no change" which shall mean that no change is being proposed to that section of the agreement) shall not be a part of this Counteroffer and shall remain the same as set forth in the Original Offer.]***

Purchase Price of Property to be Paid by Buyer: $	**Closing Costs:** **Seller's Contribution at Closing: $**_____

Closing and Possession.
Closing Date shall be 5/2/2025 with possession of the Property transferred to Buyer at
☐ Closing **OR** ☐ _____ days after Closing at ____ o'clock ☐ AM ☐ PM (attach F219 Temporary Occupancy Agreement).

Holder of Earnest Money ("Holder"): (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.)	**Closing Law Firm ("Closing Attorney"):** **Phone Number:**

Earnest Money: Earnest money will be paid to Holder in a method of payment acceptable to the Holder.
☐ 1. $_____ as of the Offer Date.
☐ 2. $_____ within ____ days from the Binding Agreement Date.
☐ 3. _____

Inspection and Due Diligence. Property is being sold subject to a Due Diligence Period of 30 days from the Binding Agreement Date.

Time Limit of this Counter Offer: This Counteroffer, which incorporates and controls over the Original Offer, shall expire at 6:00 o'clock p .m. on the date of 3/17/2025 unless prior to that time it is accepted in writing and notice (as that term is defined in the Original Offer) is delivered to the party who made the Counteroffer.

Buyer(s) Initials GH 03/17/25 5:28 PM EDT dotloop verified

Seller(s) Initials RB dbb7dcc

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F. Other Modifications to the Original Offer:

1. All parties agree the Time Limit of Offer from the Original Offer submitted on 03/10/2025 shall be extended to 6:00 PM on Monday 03/17/2025

☐ **Additional pages are attached.**

Buyer(s) Initials JH 03/17/25 5:28 PM EDT dotloop verified

Seller(s) Initials RB 266c1fe

dotloop signature verification: dtlp.us/MHwe-yuoP-JBcA

This Counteroffer is made at 12:00 **o'clock** p **m. on the date of** 3/17/2025.

By signing this Counteroffer, Buyer and Seller acknowledge that they have each read and understood this Counteroffer and agree to its terms.

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

Buyer Acceptance and Contact Information

Jonathan Halcrow — dotloop verified 03/17/25 5:28 PM EDT R6JI-YKQ3-TVOE-UY7S

1 **Buyer's Signature**

Johnathan Halcrow — Print or Type Name — Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

2 **Buyer's Signature**

Print or Type Name — Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Seller Acceptance and Contact Information

Robert Buckler 9c758c5

1 **Seller's Signature**

Robert Buckler — Print or Type Name — 3/17/2025 Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

2 **Seller's Signature**

Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Buyer's Broker/Affiliated Licensee Contact Information

Bolst, Inc
Buyer Brokerage Firm

Sherry Warner — dotloop verified 03/17/25 5:30 PM EDT GDYP-CNW2-NDJR-1BBY

Broker/Affiliated Licensee Signature — Date

Sherry Warner — Print or Type Name
208890 — GA Real Estate License #

(404) 784-8848 — Licensee's Phone Number
Fax Number

sherrywarner@bolst.homes
Licensee's E-mail Address

REALTOR® Membership

620 Glen Iris Dr. NE Unit 1A Atlanta GA 30308
Broker's Address

(404) 482-2293 — Broker's Phone Number
Fax Number

BOLS01 — MLS Office Code
H-79094 — Brokerage Firm License Number

Seller's Broker/Affiliated Licensee Contact Information

Keller Williams Realty Metro Atlanta
Seller Brokerage Firm

Scott Riley 6441c35 — 3/17/2025

Broker/Affiliated Licensee Signature — Date

Scott Riley — Print or Type Name
180445 — GA Real Estate License #

(404) 217-6310 — Licensee's Phone Number
(404) 564-5561 — Fax Number

sriley@mindspring.com
Licensee's Email Address

REALTOR® Membership

101 W Ponce de Leon Suite 200, Decatur, GA 30030
Broker's Address

(404) 564-5560 — Broker's Phone Number
(404) 564-5561 — Fax Number

KWAD01 — MLS Office Code
H-45496 — Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of March 17, 225 and has been filled in by Sherry Warner.

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PURCHASE AND SALE AGREEMENT

Offer Date: 03/10/2025

2025 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: 1080 Clifton Rd NE

City Atlanta, County Dekalb - GA, Georgia, Zip Code 30307

MLS Number: 7518486 Tax Parcel I.D. Number: 18 003 01 039

b. Legal Description: The legal description of the Property is *[select one of the following below]*:

☐ (1) attached as an exhibit hereto;

☐ (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)

☑ (3) the same as described in Deed Book 31746, Page 491, et. seq., of the land records of the above county; **OR**

☐ (4) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____ Block _____ Unit _____ Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Purchase Price of Property to be Paid by Buyer.
$ 1,280,000

3. Closing Costs.
Seller's Contribution at Closing: $ 0

4. Closing Date and Possession.
Closing Date shall be 05/19/2025 with possession of the Property transferred to Buyer
☑ upon Closing **OR** ☐ ____ days after Closing at ____ o'clock ☐ AM **OR** ☐ PM (attach F219 Temporary Occupancy Agreement).

5. Closing Law Firm ("Closing Attorney"). McManamy, McLeod Heller - Bren McLeod
Phone Number: 404.442.6624

6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) McManamy, McLeod & Heller

7. Earnest Money. Earnest money will be paid to Holder in a method of payment acceptable to the Holder.

☐ **a.** $_____ as of the Offer Date.

☑ **b.** $20,000 within 3 days from the Binding Agreement Date.

☐ **c.** _____.

8. Inspection and Due Diligence.

a. Due Diligence Period: Property is being sold subject to a Due Diligence Period of 45 days from the Binding Agreement Date.

b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:

(1) has paid Seller $10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus

(2) shall pay directly to Seller additional option money of $_____ by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; **OR** ☐ within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

9. Lead-Based Paint. To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) ☑ was (attach F316 Lead-Based Paint Exhibit) **OR** ☐ was not built prior to 1978.

10. Brokerage Relationships in this Transaction.

a. Buyer's Broker is Bolst, Inc. **and is:**

(1) ☑ representing Buyer as a client.

(2) ☐ working with Buyer as a customer.

(3) ☐ acting as a dual agent representing Buyer and Seller.

(4) ☐ acting as a designated agent where:

_____ has been assigned to exclusively represent Buyer.

b. Seller's Broker is Keller Williams Realty Metro Atlanta **and is:**

(1) ☑ representing Seller as a client.

(2) ☐ working with Seller as a customer.

(3) ☐ acting as a dual agent representing Buyer and Seller.

(4) ☐ acting as a designated agent where:

_____ has been assigned to exclusively represent Seller.

c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:

_____

11. Time Limit of Offer. The Offer set forth herein expires at 12 o'clock p m. on the date 03/12/2025.

Buyer(s) Initials _____ GH 03/10/25 _____ Seller(s) Initials _____ _____

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B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Purchase and Sale.**
   a. **Warranty:** Seller warrants that at the time of Closing Seller will convey good and marketable title to said Property by limited warranty deed subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements (other than any driveway or walkway) do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement and the Closing of the sale of the Property to Buyer shall not terminate any such leases.
   b. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the Closing. If Seller fails or is unable to satisfy valid title objections at or prior to the Closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written notice to Seller. Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
   c. **Title Insurance:** Buyer hereby directs any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy, if such a policy can be issued on the Property or for the Buyer in this transaction.

2. **Purchase Price to be Paid by Buyer.** The purchase price shall be paid in U.S. Dollars by such method of delivery acceptable to the Closing Attorney including, but not limited to, wire transfer of immediately available funds. Where this Agreement refers to sales price, it shall mean the same thing as the purchase price.

3. **Closing Costs.**
   a. **Seller's Contribution at Closing:** At Closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction, including without limitation, any compensation obligations of Buyer. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller.
   b. **Additional Items Paid by Seller:** In addition to the above, the Seller shall also pay the fees and costs of the Closing Attorney: (1) to prepare and record title curative documents; (2) for Seller not attending the Closing in person; and (3) to handle and deliver Seller's payoffs and proceeds.
   c. **Items Paid by Buyer:** At Closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close or relating to the transaction.
   d. **Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of Closing shall be prorated as of the date of Closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, the party who paid less than their pro rata share of taxes to the other party at Closing or collected more than their pro rata share of taxes from the other party at Closing, shall upon the issuance of the actual tax bill or any appeal being resolved, promptly pay the other party the amount necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at Closing. The liability to the county and if applicable, city, in which the Property is located for ad valorem real property taxes for the year in which the Property is sold shall be assumed by Buyer upon the Closing of the Property. Buyer agrees to indemnify Seller against any and all claims of the county and if applicable, city, for unpaid ad valorem real property taxes for the year in which the Property is sold.

4. **Closing Date and Possession.**
   a. **Right to Extend the Closing Date:** Buyer or Seller may unilaterally extend the Closing Date for eight (8) days upon notice to the other party given prior to 8:00 p.m. on the date of Closing if: (1) Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property); or (2) Buyer's mortgage lender (including in transactions where the financing contingency has expired) or the Closing Attorney is delayed and cannot fulfill their respective obligations by the date of Closing, provided that the delay is not caused by Buyer. The party unilaterally extending the Closing Date shall state the basis for the delay in the notice of extension. If the right to unilaterally extend the Closing Date is exercised once by either the Buyer or Seller, the right shall thereafter terminate.
   b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards, codes and other similar equipment allowing access to the Property, the community, and community amenities. In the event Seller is required to return the above items to a third-party, Seller shall provide Buyer with instructions on how to contact the third-party to obtain such items.
   c. **Devices and Fixtures:** Except as set forth above, if a system, device, or fixture conveyed with the Property ("Device") cannot be operated without a specific controller, then not later than time of possession, Seller will provide Buyer with all controllers which are required for the operation of the Devices. Seller will also provide Buyer with all Device credentials, including but not limited to usernames and passwords, for all Devices including access and guest codes OR Seller may reset Devices to factory defaults and provide Buyer with default credentials for all Devices. Seller will terminate Seller's administrative access and any access granted to a third-party. The cost of transferring third-party support to these Devices and confirming that Seller's and/or third-parties' administrative access is terminated is the responsibility of the Buyer.

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5. **Closing Law Firm.** Buyer shall have the right to select the Closing Attorney to close this transaction, and hereby selects the Closing Attorney referenced herein. In all cases where an individual Closing Attorney is named in this Agreement but the Closing Attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the Closing Attorney. If Buyer's mortgage lender refuses to allow that Closing Attorney to close this transaction, Buyer shall select a different Closing Attorney acceptable to the mortgage lender. The Closing Attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing. In transactions where the Buyer does not obtain mortgage financing, the Closing Attorney shall represent the Buyer in preparing the Closing documents, attempting to clear title of the Property to the satisfaction of the title insurance company, conducting the Closing, disbursing funds according to the settlement statement signed by the parties and Closing Attorney, timely recording deeds and issuing an owner's title insurance policy. Other than those services specifically listed above, nothing herein shall obligate the Closing Attorney to perform other legal services, including, but not limited to, certifying or warranting title of the Property, for the Buyer, except pursuant to a separate engagement agreement signed by the Closing Attorney and the Buyer.

6. **Holder of Earnest Money.** The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving of earnest money. Such charge shall be collected separately from the payment of earnest money. The earnest money will be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check or pays with an ACH for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check or ACH has cleared the account on which the check was written or from which the ACH was sent. In the event any earnest money check is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days from the date of receiving the notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived. In the event Holder's bank charges any fees related to Buyer's check being dishonored, Buyer stopping payment, or Buyer's failure to deliver Earnest Money, Holder shall notify the Buyer and the Buyer shall immediately reimburse Holder the cost of the fees in addition to fulfilling their earnest money obligations.

7. **Earnest Money.**
   a. **Entitlement to Earnest Money:** Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at Closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.
   b. **Disbursement of Earnest Money:** Holder shall disburse the earnest money upon: (1) the Closing of the Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that: 1) Holder first gives all parties at least ten (10) days notice stating to whom and why the disbursement will be made; and 2) no interpretation shall be made by Holder dividing the earnest money between Buyer and Seller. Any party, real estate licensee or any other person having knowledge of or an interest in the disbursement of the earnest money may object to or provide information regarding the proposed disbursement by giving written notice of the same to Holder within the above referenced notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection or other information and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of $600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.
   c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money into a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and may deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.
   d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages (collectively, "Claims") arising out of the performance by Holder of its duties, including Claims caused, in whole or in part, by the negligence of the Holder; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.

8. **Inspection and Due Diligence.**
   a. **Buyer's Right to Inspect Property:** Unless otherwise specified herein, the Property is being sold in "as-is" condition with any and all faults. Therefore, Buyer and/or Buyer's representative(s) have the right to carefully inspect the Property to make sure it meets the needs of the Buyer. **If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at www.dea.gov.**

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b. Buyer's Responsibility to Inspect Neighborhood: In every neighborhood there are conditions which different buyers may find objectionable. Buyer is solely responsible for becoming familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime, schools, zoning and land use, and government and transportation maps and plans. **If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov.** Neither Seller nor Seller's Broker shall have any duty to disclose information about sex offenders in the neighborhood.

c. Buyer's Inspection Rights Continue through Closing: Upon prior notice to Seller, Buyer and/or Buyer's representatives shall have the continuing right through Closing to enter the Property at Buyer's expense and at reasonable times to, among other things, and without limitation, conduct inspections, examinations, evaluations, appraisals, surveys and tests, meet contractors and vendors, measure for renovations, determine the condition of the Property and confirm that any agreed upon repairs have been made. Seller shall cause all utilities, systems and equipment to be on and all parts of the house to be accessible, including basements, attics, and crawlspaces so that Buyer may complete all inspections.

d. Buyer's Inspection Indemnification Obligations: Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages related to the exercise of the above inspection rights by Buyer and Buyer's representatives, and Buyer shall promptly pay Seller the actual cost to restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was prior to such testing or evaluations. Notwithstanding the above, this indemnification obligation shall not apply to damage resulting from defects in the Property uncovered during the inspection of the Property.

e. Due Diligence Period: If the Property is being sold subject to a Due Diligence Period, then: a) this Agreement shall be an option contract during which time Buyer shall have the option, for any reason or for no reason, to terminate this Agreement upon notice to the Seller given prior to the expiration of the Due Diligence Period, in which case Buyer shall be entitled to a return of Buyer's earnest money without penalty; b) Buyer may, during the Due Diligence Period, seek to amend this Agreement to address any concerns Buyer has with the Property or this Agreement; and c) if Buyer has not terminated this Agreement as set forth above, Buyer shall accept the Property in "as-is" condition, subject to any amendment to this Agreement to address concerns agreed to by the parties.

f. Seller's Duty to Disclose: Seller shall disclose to Buyer any and all known latent or hidden defects in the Property that could not be discovered by the Buyer during a reasonably careful inspection of the Property.

g. Warranties Transfer: Seller agrees to transfer to Buyer, at Closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.

h. Repairs: All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to Closing unless otherwise agreed to in writing by the Buyer and Seller.

9. Lead-Based Paint and Paint Hazard Evaluation. If any portion of a residential dwelling on the Property was built prior to 1978, the Lead-Based Paint Exhibit (F316) is hereby attached as an exhibit to this Agreement. The term "residential dwelling" includes any painted fixture or material used therein that was built or manufactured prior to 1978. Buyer shall have the right to conduct a lead hazard evaluation within ten (10) days from the Binding Agreement Date (or other mutually agreed upon time period) and to terminate this Agreement without penalty upon notice to Seller if lead-based paint and/or lead hazards are found (unless these rights are waived by Buyer in the Lead-Based Paint Exhibit (F316)). If the Lead-Based Paint Exhibit (F316) gives Buyer the right to terminate this Agreement if lead-based paint or lead hazards are found and such notice of termination is not given within ten (10) days from Binding Agreement Date (or other mutually agreed upon time period), the right to terminate for lead-based paint and/or lead hazards shall be waived.

10. Brokerage Relationships and Compensation in this Transaction.

a. Agency Disclosure: No Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;

(1) No Agency Relationship: Buyer and Seller acknowledge that: a) if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party; and b) if the same brokerage firm is representing one party as a client and working with the other party as a customer, the Broker and all of Broker's affiliated licensees are representing the client.

(2) Consent to Dual Agency: If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:

i. Dual Agency Disclosure: *[Applicable only if Broker is acting as a dual agent in this transaction.]*

(a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;

(b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;

(c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.

(d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.

ii. Designated Agency Disclosure: If Broker in this transaction is acting in a designated agency capacity, where one or more licensees of Broker are exclusively representing Buyer and one or more other licensees of Broker are exclusively representing Seller, Buyer and Seller consent to the same and acknowledge that each designated agent or agents shall exclusively represent the party to whom each has been assigned as a client.

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b. Compensation of Broker(s): The Compensation of Seller's Broker and Buyer's Broker, if any, for professional brokerage services shall be as set forth herein or in a separate written agreement. [If the Compensation of any Broker is to be set forth in this Agreement or is modifying the previously agreed upon Compensation of the Broker, the parties should attach a Buyer's Broker Compensation Agreement (F259) to this Agreement to reflect the same.] If the Broker in question does not agree to such change in Compensation in writing, it shall not be binding upon them. If a licensee of Broker is signing this Agreement on behalf of Broker, such licensee hereby warrants that they have full authority to sign this Agreement on behalf of and bind Broker. Whether the Brokers involved in this transaction sign this Agreement or not, they shall be deemed to be express third party beneficiaries of this Agreement, shall have the right to enforce all provisions in this Agreement that benefit them or afford them rights and defenses and shall have all remedies at law or in equity in the event of a breach of this Agreement. Buyer and Seller agree that any Compensation to be paid to Broker(s) shall be shown on the settlement statement and collected by the Closing Attorney as a pre-condition to Buyer and Seller closing on the Property so long as the same is permitted by Buyer's mortgage lender, if any. The Closing Attorney is hereby authorized and directed to pay the Broker(s) at Closing, the Compensation of the respective Broker(s) pursuant to this Agreement, or if the Compensation is not in this Agreement, then pursuant to a side agreement or written instructions from the Broker(s) at Closing. If the sale proceeds are insufficient to pay the agreed upon Compensation, the party owing the Compensation shall pay any shortfall at Closing. The acceptance by the Broker(s) of partial Compensation at Closing shall not relieve the party owing the same from paying the remainder after the Closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of Broker's Compensation).

c. Disclaimer: Buyer and Seller have not relied upon any representations of Brokers other than what is included in this Agreement or in an amendment thereto. This shall include representations made after this Agreement is entered into. Brokers shall have no duty to determine whether the identities of the Buyer and/or Seller are legitimate or inspect the Property for defects, hazardous conditions and/or repairs. The Brokers herein shall have no duty to advise Buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, methamphetamine, and lead-based paint; moisture test of stucco or synthetic stucco, inspection of the Property by a professional, construction expert, structural, soils or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, or inspect any construction or repairs to Property and such tasks clearly fall outside the scope of real estate brokerage services. Buyer and Seller further acknowledge that Brokers have no duty to ensure that Seller has terminated Seller's and/or third-parties' administrative access to Devices.

11. Time Limit of Offer. The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. Notices.

a. Generally: All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.

b. Delivery of Notice: A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party set forth herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient.

c. When Broker Is Authorized to Accept Notice for Client: Except where the Broker is acting in a dual agency capacity, the Broker representing a party in a client relationship shall be the authorized agent of the party for the limited purpose of receiving notice and such notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall only be effective if the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein) whether or not it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker are authorized to receive notices delivered by a Delivery Service. The Broker and the Broker's staff shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent(s) of a client shall be the authorized agent(s) of the client for the purposes of receiving notice.

2. Default.

a. Remedies of Seller: In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty.

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b. Remedies of Buyer: In the event this Agreement fails to close due to the default of Seller, Buyer may either (i) seek the specific performance of this Agreement or (ii) terminate this Agreement upon notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein, and Buyer may pursue any other remedy available at law.

c. Rights of Broker: In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to Broker in this transaction the Compensation the Broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of Compensation to be paid to any broker involved in this transaction are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty.

d. Attorney's Fees: In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and Compensation claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. Risk of Damage to Property. Seller warrants that at the time of Closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement or Seller's Disclosure of Latent Defects and Fixtures Checklist) as of the Offer Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. Notwithstanding the above, if the Property is destroyed or substantially destroyed prior to Closing, Seller shall promptly give notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above notice. If Buyer or Seller do not terminate this Agreement, Seller shall cause Property to be restored to substantially the same condition as on the Offer Date. The date of Closing shall be extended until the earlier of one year from the original date of Closing, or seven (7) days from the date that Property has been restored to substantially the same condition as on the Offer Date and a new certificate of occupancy (if required) is issued.

4. Other Provisions.

a. Condemnation: Seller shall: (1) immediately notify Buyer if the Property or a portion thereof becomes subject to a condemnation proceeding or if Seller has received notice of a pending condemnation proceeding; and (2) provide Buyer with all written communications regarding the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.

b. Consent to Share Non-Public Information: Buyer and Seller hereby consent to the Closing Attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.

c. Delays Caused by Emergencies: In the event the Governor of Georgia declares a state of emergency for the county in which the Property is located, all time deadlines herein, including but not limited to the Closing Date, shall be automatically extended for the number of the emergency exists in that county. Nothing herein shall prevent the parties by mutual agreement from proceeding forward without extending such deadlines.

d. Digital Signatures: For all purposes herein, a digital or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the Buyer's mortgage lender or the other party.

e. Duty to Cooperate: All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the Closing Attorney, mortgage lender and/or the title insurance company to meet their respective requirements.

f. Entire Agreement, Modification and Assignment: This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement and shall be binding upon any party hereto. This Agreement may not be amended, deemed to have been mutually departed from or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may only be assigned (SS611) or listed for sale in a multiple listing service by Buyer prior to Closing with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement, including but not limited to, the obligation to pay the Compensation owed by the assignor.

g. Extension of Deadlines: No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of Closing.

h. FIRPTA Affidavit: Unless Seller is a "foreign person", as that term is defined in Section 1445(f)(3) of the Internal Revenue Code, Seller shall deliver to the Closing Attorney at Closing a FIRPTA (Foreign Investment in Real Property Tax Act) Affidavit indicating that Seller is not a "foreign person". If Seller is a "foreign person", additional taxes may need to be withheld at Closing.

i. GAR Forms: The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. These forms are generic and written with the interests of multiple parties in mind. The parties agree to carefully review the GAR Forms to be used in this transaction and modify the same to meet their specific needs. If any party has any questions about their rights and obligations under any GAR form, they should consult an attorney. Provisions in the GAR Forms may be subject to differing interpretations by our courts other than what the parties may have intended. Our courts may at times strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

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j. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

k. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept notices on behalf of a party (but not send notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court or arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.

l. **No Recording of Agreement:** Buyer shall not record (or permit to be recorded) this Agreement or any memorandum or summary thereof in the Office of Land Records. Buyer shall be liable for damages for violating this section of the Agreement. Nothing herein shall prohibit Buyer from recording a *lis pendens* as part of filing a lawsuit claiming an interest in the Property.

m. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes notice of the Binding Agreement Date to the other party.

n. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving notice of Binding Agreement Date, the party objecting shall send notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.

o. **Property to Be Delivered in Clean Condition:** Notwithstanding any other provision to the contrary, at the time of possession, Seller shall deliver the Property in clean condition, free of trash, garbage, debris, pets and personal property of the Seller not otherwise identified as remaining with the Property. This section shall apply even in transactions where the Property is being sold as-is.

p. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
   (1) Handwritten changes shall control over pre-printed or typed provisions;
   (2) Exhibits shall control over the main body of the Agreement;
   (3) Special Stipulations shall control over both exhibits and the main body of the Agreement;
   (4) Notwithstanding the above, the Amendatory Clause in any FHA or VA exhibit shall control over inconsistent or conflicting provisions contained in another exhibit or a special stipulation.
   (5) Notwithstanding the above, the Amendatory Clause in the FHA or VA Exhibit shall control over inconsistent or conflicting provisions contained elsewhere in this Agreement. Buyer and Seller acknowledge and agree that the "Further Agreement Pertaining to Amendatory Clause" section in the FHA or VA Exhibits does not conflict and is not inconsistent with the Amendatory Clause.
   (6) Except as otherwise provided herein, this agreement and any amendment thereto shall be enforceable, as between the parties, even without the signature of any Broker referenced herein. Notwithstanding the above, if any provision(s) in this Agreement, including a provision(s) in any amendment hereto, changes the total amount of Compensation due to any Broker from the total amount of Compensation said Broker has previously agreed to in writing, then such change to the Broker's Compensation shall only be binding if the Broker impacted by such change consents to the same in writing. If a Buyer's Broker Compensation Agreement (F259) is attached as an exhibit to this Agreement, this Agreement shall not be enforceable unless this Agreement is signed by the Broker paying or receiving Compensation thereunder or such Buyer's Broker Compensation Agreement has been initialed, by the Broker(s) paying or receiving Compensation thereunder, and, in cases where the Seller's Broker is sharing a portion of its Compensation with the Buyer's Broker, the Seller's Broker.
   (7) If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation fully and accurately reflects that party's intentions; b) accepts each special stipulation as if it were written by such party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation.
   (8) If Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller rather than the independent knowledge of Broker (unless Broker makes an independent written disclosure to the contrary).

q. **Statute of Limitations:** All claims of any nature whatsoever against Broker(s) and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within one (1) year from the date any claim or cause of action arises. Such actions shall thereafter be time-barred.

r. **Survival of Agreement:** The following shall survive the Closing of this Agreement: (1) the obligation of a party to Compensation referenced herein; (2) any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which the Property is located; (4) Buyer's indemnification obligations arising out of the inspection of the Property by Buyer and Buyer's representatives; (5) the section on condemnation; (6) the section on attorney's fees; (7) the obligations of the parties regarding ad valorem real property taxes; (8) obligations set forth in the Devices and Fixtures Section; (9) Seller's liability for not timely removing items from the Property that Seller agreed to remove; and (10) any obligations which the parties herein agree shall survive the Closing or may be performed or fulfilled after the Closing.

s. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

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t. **Time of Essence:** Time is of the essence of this Agreement.

5. **Definitions.**
   a. **Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.
   b. **Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.
   c. **Broker:** In this Agreement, the term "Broker" shall mean the licensed Georgia real estate broker(s) or brokerage firm(s) and their affiliated licensees in this transaction except as may be specifically provided otherwise herein.
   d. **Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.
   e. **Client:** "Client" shall mean a party who is being represented by a Broker pursuant to a written brokerage engagement agreement.
   f. **Closing:** The Closing shall be the event in which the parties consummate the transaction set forth in this Agreement by: (1) the Seller tendering the deed referenced herein to the Property; (2) the Buyer paying the required consideration hereunder; (3) both parties properly signing all documents and paperwork as required by the Closing Attorney; and (4) both parties fulfilling other agreements set forth herein that must be fulfilled by the Closing (unless the same have been waived or amended). The Closing shall be deemed consummated when the Closing Attorney confirms to the parties that the Closing Attorney is in receipt of all required paperwork, funds, and approvals necessary to complete the transaction and directs for funds to be disbursed and documents to be recorded. All parties acknowledge that the deed will not normally be recorded in the land records on the day of Closing, and the payment of the sales proceeds may not always be made to Seller on the day of Closing (even though the Closing has been consummated) due to certain circumstances such as, for example, the Seller not being at the Closing in person, the Closing occurring after the cutoff for wiring funds that day, or the terms of an escrow agreements signed by the Seller have not been fulfilled resulting in which a portion of Seller's funds being held back.
   g. **Compensation:** The term "Compensation" as used in this Agreement shall mean the compensation to be received by Broker, for performing real estate brokerage services in this transaction, regardless of whether it is a flat fee, percentage, bonus or some other method of compensation.
   h. **Customer:** The term "Customer" shall mean a party or parties who are not being represented as clients by the Broker with whom the party or parties are working and for whom the Broker may only perform ministerial acts.
   i. **Day:** For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.
   j. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.
   k. **Use of Initials "N/A":** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable".

6. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent e-mails attempting to get the buyer and/or Seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, Closing Attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or Sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the Seller's proceeds from the Closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or Seller wiring instructions. The buyer and/or Seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and Sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and Sellers should be on special alert for: 1) emails directing the buyer and/or Seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

7. **HEIGHTENED IDENTIFICATION PROCEDURES TO HELP PREVENT FRAUD; COVENANT NOT TO SUE:** There has been a significant increase in criminals attempting to sell properties they do not own by posing as the owners of those properties. To help prevent such crimes, Seller shall immediately, upon request of either the Seller's Broker and/or the Closing Attorney: 1) provide the requesting party with information confirming the Seller's identity, including a current government issued photo identification; 2) meet in person or through audio-visual conferencing to confirm the Seller's identity; and 3) if the Seller is a legal entity, provide the requesting party with the organizational and operating documents of such entity and current photo identification and either meet in-person or in audio-visual meeting with the executor, manager, trustee, general partner, officer, administrator, or other person in a comparable role of the legal entity to confirm their identity. Seller further agrees to cooperate with the Closing Attorney's heightened identification procedures which shall at least meet the standards, if any, supplied by a title insurance company for whom the Closing Attorney is an agent. Seller acknowledges that the transaction may not be able to close unless such procedures are followed. In the event Seller breaches its obligations hereunder, Seller shall be in default of this Agreement. Buyer acknowledges that identity theft may occur regardless of the measures undertaken by the parties, their respective brokers and the attorney(s) involved in the transaction to confirm the Seller's identity. For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer covenants not to sue any Broker(s) and/or the Closing Attorney involved in this real estate transaction for damages arising out of or relating to a fraudulent Seller.

8. **LIMIT ON BROKER'S LIABILITY. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**
   a. **SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF COMPENSATION PAID**

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HEREUNDER TO BROKER (EXCLUDING ANY COMPENSATION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO COMPENSATION IS PAID TO BROKER, THAN THE SUM OF $100; AND

b. NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF $100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.

9. Exhibits and Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.

- ☐ Back-up Agreement Contingency Exhibit (F604) "_____."
- ☑ Buyer's Broker Compensation Agreement (F259) "__B__."
- ☑ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) "__C__."
- ☐ Community Association Disclosure Exhibit (F322) "_____."
- ☐ Condominium Resale Purchase and Sale Exhibit (F204) "_____."
- ☑ Conventional Loan Contingency Exhibit (F404) "__A__."
- ☐ FHA Loan Contingency Exhibit (F407) "_____."
- ☑ Lead-Based Paint Exhibit (F316) "__E__."
- ☐ Lease Purchase and Sale Exhibit (F207) (to be used with F916) "_____."
- ☐ Lease for Lease/Purchase Agreement (F916) (to be used with F207) "_____."
- ☐ Legal Description Exhibit (F807 or other) "_____."
- ☐ Loan Assumption Exhibit (F416) "_____."
- ☐ No Financing Contingency Exhibit (F401) "_____."
- ☐ Sale or Lease of Buyer's Property Contingency Exhibit (F601) "_____."
- ☐ Seller's Property Disclosure Statement Exhibit (F301, F302, F304, F307 or F310) "_____."
- ☑ Survey of Property as Exhibit "__F__."
- ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) "_____."
- ☐ USDA-RD Loan Contingency Exhibit (F413) "_____."
- ☐ VA Loan Contingency Exhibit (F410) "_____."
- ☑ Other F511 Agreement of Closing Attorney to Serve as Holder of Earnest Money
- ☑ Other F358 DeKalb County Plumbing Disclosure Exhibit D
- ☐ Other _____

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

Seller shall provide a completed Lead Based Paint Exhibit within 48 hours of Binding Agreement Date and shall be made part of this Agreement as Exhibit E.

The Seller agrees to sign and notarize the Authorization to Represent the Property Owner Zoning Board of Appeals Application for the variance which shall name the Buyer as the Registered Agent. Seller shall cooperate with the Buyer in Buyer's efforts to obtain any necessary variance to address any setback issue(s) related to the garage.

☐ **Additional Special Stipulations (F246) are attached.**

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By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

Buyer Acceptance and Contact Information

Jonathan Halcrow
dotloop verified
03/10/25 9:45 AM EDT
XWBC-1F1I-LWUB-RI3Q

1 Buyer's Signature

Jonathan Halcrow
Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

jonathan.halcrow@gmail.com
Buyer's E-mail Address

2 Buyer's Signature

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Seller Acceptance and Contact Information

1 Seller's Signature

Robert Buckler
Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

2 Seller's Signature

Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Buyer's Broker/Affiliated Licensee Contact Information

Bolst, Inc.
Buyer Brokerage Firm

Sherry Warner
dotloop verified
03/10/25 8:51 AM EDT
KCS8-ZVMX-1HU2-NHGD

Broker/Affiliated Licensee Signature Date

Sherry Warner 208890
Print or Type Name GA Real Estate License #

404.784.8848
Licensee's Phone Number Fax Number

sherrywarner@bolst.homes
Licensee's E-mail Address

Atlanta Realtors Association
REALTOR® Membership

620 Glen Iris Dr NE, Unit 1A, Atlanta, GA 30308
Broker's Address

404-482-2293 N/A
Broker's Phone Number Fax Number

BOLS01 H-79094
MLS Office Code Brokerage Firm License Number

Seller's Broker/Affiliated Licensee Contact Information

Keller Williams Realty Metro Atlanta
Seller Brokerage Firm

Broker/Affiliated Licensee Signature Date

Scott Riley 180445
Print or Type Name GA Real Estate License #

404-217-6310 404-564-5561
Licensee's Phone Number Fax Number

sriley@mindspring.com
Licensee's Email Address

REALTOR® Membership

315 W Ponce de Leon Ste 100 Decatur, GA 30030
Broker's Address

404-564-5560 404-564-5561
Broker's Phone Number Fax Number

KWAD01 H-45496
MLS Office Code Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of _____ and has been filled in by _____.

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Bolst

CONVENTIONAL LOAN CONTINGENCY EXHIBIT "A"

Georgia REALTORS®

2025 Printing

This Exhibit is part of the Agreement with an Offer Date of 03/10/2025 for the purchase and sale of that certain Property known as: 1080 Clifton Rd NE, Atlanta, Georgia 30307.

1. **Application.** Buyer shall promptly apply for and in good faith seek to obtain the conventional loan or loans described below ("Loan(s)") such that Buyer can fulfill Buyer's obligations hereunder prior to the expiration of this Conventional Loan Contingency.
[Select A. or A. and B. below. Any box not selected shall not be a part of this Agreement. All Loan terms must be filled in.]

		Loan Amount	Term	Interest Rate (at par)	Rate Type
☑ A.	FIRST MORTGAGE LOAN	70 % of purchase price	30 years	Not greater than 7 % per annum (or initial rate on adjustable loan)	☑ Fixed ☐ Adjustable ☐ Interest Only
☐ B.	SECOND MORTGAGE LOAN	% of purchase price	years	Not greater than % per annum (or initial rate on adjustable loan)	☐ Fixed ☐ Adjustable ☐ Interest Only

2. **Use of Particular Lender**. Buyer may apply for approval of the Loan(s) with any mortgage lender, mortgage broker or mortgage loan originator licensed to do business in Georgia (hereinafter collectively, "Lender"). If any Lender is identified below ("Approved Lender"), Buyer shall apply for approval of the Loan(s) with at least one such Approved Lender. Nothing herein shall require Buyer to obtain mortgage financing from an Approved Lender herein.

Approved Lender(s)

3. **Length of the Financing Contingency Period**. The length of the Financing Contingency Period in Section 7 below shall be 15 days from the Binding Agreement Date.

4. **Length of Time for Buyer to Request a Reduction in the Sales Price Based Upon a Low Appraisal**. The time period for Buyer to request a reduction in the sales price of the Property, if it appraises for less than the purchase price of the Property, as set forth in Section 14 below, shall be 15 days from the Binding Agreement Date.

5. **Buyer May Apply for Different Loan(s).** A Loan Denial Letter (as that term is defined below) must be for the Loan(s) described above. Buyer may also apply for different conventional loans than the Loan(s) described above. However, the denial of such other loans shall not be a basis for Buyer to terminate this Agreement. Notwithstanding the above, Buyer shall not have a right to apply for a FHA, VA, or USDA loan unless the parties agree to amend this Agreement to add a FHA, VA, or USDA loan contingency exhibit meeting FHA, VA or USDA requirements, as the case may be (in which event this Conventional Loan Contingency shall no longer be part of this Agreement). Nothing herein shall require the Seller to agree to amend this Agreement.

6. **Buyer to Notify Seller of Intent to Proceed.** When it is known, Buyer shall promptly notify seller of any mortgage lender to whom Buyer has sent a notice of intent to proceed with loan application and the name and contact information for the loan originator.

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7. **Financing Contingency.** Buyer shall have a Financing Contingency set forth in Section 3 above to determine if Buyer has the ability to obtain the Loan(s) described above ("Financing Contingency Period"). Buyer shall be deemed to have the ability to obtain the Loan(s) unless prior to the end of the Financing Contingency Period, Buyer: a) notifies Seller that Buyer is terminating the Agreement because Buyer has been turned down for the Loan(s) and b) provides Seller within seven (7) days from the date of such notice ("Notice Period") with a letter of loan denial from a Lender based upon the Lender's customary and standard underwriting criteria ("Loan Denial Letter"). The Loan Denial Letter and Lender issuing the Loan Denial Letter must meet all of the requirements set forth elsewhere in this Exhibit, including that the Loan Denial Letter be form an Approved Lender, if one is named in Section 2 above. Such Loan Denial Letter may be provided to Seller after the Financing Contingency Period has ended if the above-referenced seven (7) day period to provide the Loan Denial Letter falls outside of the Financing Contingency Period. Notwithstanding the above, the end of the Financing Contingency Period shall not limit Buyer's rights under the Appraisal Contingency section of this Agreement, provided that the Appraisal Contingency has not expired.

8. **Special Approval if Property is a Condominium or Subject to a Master Insurance Policy.** Notwithstanding any provision to the contrary contained herein, if the Property is part of a condominium or is covered under a master fire and casualty insurance policy, this Agreement is additionally contingent upon Buyer's Lender obtaining underwriting approval of the condominium project and/or the Property. If an Approved Lender has been identified herein, the Lender under this section must be an Approved Lender. If at any time the Lender determines that the Property does not meet underwriting guidelines, then the Buyer shall have the right to terminate this Agreement without penalty and receive a full refund of all Earnest Money, provided that Buyer provides Seller with a letter from such Lender or Approved Lender, as the case may be, stating that the Property does not meet such underwriting guidelines. Such letter may be provided at any time up through the Closing.

9. **Use of Approved Lender and Loan Denial Letter**. If there is an Approved Lender identified herein, then the Loan Denial Letter shall come from an Approved Lender. If the Approved Lender is a mortgage broker, the Loan Denial Letter can be from the mortgage broker or the mortgage lender with whom the mortgage broker placed the Loan(s). If Buyer is not required to apply for the Loan(s) with an Approved Lender, the Loan Denial Letter may be written by any Lender.

   Notwithstanding any provision to the contrary contained herein, the Loan Denial Letter may not be based solely upon one or more of the following: (a) Buyer lacking sufficient funds other than the amount of the Loan(s) to close; (b) Buyer not having leased or sold other real property (unless such a contingency is expressly provided for in this Agreement); (c) Buyer not having provided the lender(s) in a timely fashion with all information required by lender, including but not limited to, loan documentation, Official Wood Infestation Reports, structural letters, well tests, septic system certifications, flood plain certifications and any other similar information required by lender (hereinafter collectively "Required Information"); (d) Buyer making purchases that adversely affect Buyer's debt to income ratio; (e) the Property not appraising for at least the purchase price unless this Agreement is subject to an appraisal contingency and an appraisal meeting the requirements of this Agreement has been performed; or (f) the lender not having completed underwriting the loan request.

   Buyer may terminate this Agreement without penalty based upon an inability to obtain the Loan(s) only if Buyer fulfills all of the applicable requirements set forth in this Exhibit.

10. **Right of Seller to Request Evidence of Buyer's Ability to Close.** If the Financing Contingency ends without Buyer terminating this Agreement, Seller shall have the right, but not the obligation, to request that Buyer provide Seller with written evidence of Buyer's financial ability to purchase the Property ("Evidence"). A copy of a loan commitment from each institutional mortgage lender from whom Buyer is seeking mortgage financing to purchase the Property stating the type, amount and terms of the loan(s) and the conditions for funding the loan(s), shall be deemed sufficient Evidence. The provision of such Evidence is not a guarantee that the mortgage loan(s) will be funded or that Buyer will close on the purchase of the Property. Buyer shall have seven (7) days from the date Seller delivers notice to Buyer requesting such Evidence to produce the same. No request for such Evidence shall be made by Seller less than seven (7) days from the date of Closing. It is intended that the Evidence Buyer produces shall be liberally interpreted, where possible, in favor of a finding that Buyer has the ability to close on the purchase of the Property.

11. **Seller's Right to Terminate.** In the event Buyer fails to provide Seller with the Evidence of Buyer's Ability to Close within the timeframe set forth above, Seller shall notify Buyer of the default and give Buyer three (3) days from the date of the delivery of the notice to cure the same. If Buyer does not timely cure the default, Seller may terminate this Agreement within seven (7) days thereafter due to Buyer's default upon notice to Buyer. In the event Seller does not terminate this Agreement within that timeframe, the right to terminate on this basis shall be waived.

12. **Authorization of Buyer to Release Information to Seller and Brokers.** Buyer does hereby authorize Seller and the Brokers identified herein to communicate with the lenders with whom Buyer is working to determine and receive from said lenders any or all of the following information: (a) the status of the loan application; (b) Buyer's financial ability to obtain the Loan(s) or other loans for which Buyer has applied; (c) whether and when Buyer provided the lenders with Required Information; (d) whether and what conditions may remain to complete the loan application process and issue of a loan commitment; and (e) the basis for any Loan Denial Letter.

13. **Miscellaneous.** For the purposes of this Exhibit, the term "mortgage loan" shall refer to a secured lending transaction where the loan or promissory note is secured by a deed to secure debt on the Property. Whether such mortgage loan is a first or second mortgage loan is a reference to the legal priorities of the deeds to secure debt relative to each other and other liens and encumbrances.

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14. Appraisal Contingency. In addition to Buyer's other rights herein, this Agreement shall be subject to the following appraisal contingency. Buyer shall cause the lender to: (a) select an appraiser to perform one or more appraisals of the Property and (b) provide Seller with a copy of any appraisal that is for less than the purchase price of the Property. If any such appraisal is for less than the purchase price, Buyer shall, not later than by the end of the time period set forth in Section 4 above, have the right to request that Seller reduce the sales price of the Property to a price not less than the appraised price by submitting to Seller an Amendment to Sales Price (F713) ("ATSP") signed by Buyer along with a copy of the appraisal supporting the lower price. In the event that Buyer does not timely submit an ATSP to Seller, Buyer shall be deemed to have waived Buyer's right to do so and this Agreement shall no longer be subject to an appraisal contingency.

Seller shall, not later than three (3) days from the date of an ATSP is delivered to Seller (but not later than two (2) days prior to Closing), accept or reject the ATSP or seek to negotiate with Buyer a lesser reduction in the sales price of the Property than what is reflected in the ATSP. If Seller timely signs and accepts the ATSP, then Buyer shall be required to close at the new sales price, and, unless otherwise agreed to in writing by the parties, Buyer's Appraisal Contingency shall terminate. If, within the above timeframe, an ATSP has not been signed and accepted by the Buyer and Seller and timely delivered to create a legally enforceable amendment, Buyer shall have an additional three (3) days (but not later than one (1) day prior to Closing) to terminate this Agreement without penalty. If Buyer does not terminate the Agreement within this timeframe, Buyer's right to terminate due to the failure to agree to an ATSP shall be waived and Buyer shall close on the Property for the purchase price set forth in this Agreement. Nothing herein shall require Buyer to seek a reduction in the sales price of the Property. If Buyer does not seek a reduction in the sales price, Buyer shall be obligated to purchase the Property for the price agreed to by the parties in the Agreement.

Jonathan Halcrow dotloop verified 03/10/25 9:45 AM EDT QCUN-CJJU-ISJX-JAVX	
1 Buyer's Signature	**1 Seller's Signature**
Jonathan Halcrow	Robert Buckler
Print or Type Name	Print or Type Name
2 Buyer's Signature	**2 Seller's Signature**
Print or Type Name	Print or Type Name
☐ **Additional Signature Page (F267) is attached.**	☐ **Additional Signature Page (F267) is attached.**
Bolst, Inc.	Keller Williams Realty Metro Atlanta
Buyer Brokerage Firm	Seller Brokerage Firm
Sherry Warner dotloop verified 03/10/25 8:51 AM EDT RZ7E-U3DV-Y40F-YVSN	
Broker/Affiliated Licensee Signature	**Broker/Affiliated Licensee Signature**
Sherry Warner	Scott Riley
Print or Type Name	Print or Type Name
Atlanta Realtor Association	
REALTOR® Membership	REALTOR® Membership

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BUYER'S BROKER COMPENSATION AGREEMENT
Exhibit "B"

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(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of 03/10/2025 for the purchase and sale of that certain Property known as: 1080 Clifton Rd NE, Atlanta, Georgia ("Agreement").

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. **Compensation Being Offered to Buyer's Broker.** The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

   A. Compensation Shared by Seller's Broker with Buyer's Broker. Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

   ☐ _____ percent (_____%) of the sales price;

   ☐ $_____;

   ☐ (other)

   B. Compensation Paid by Seller to Buyer's Broker. The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

   ☑ three percent (3%) of the sales price;

   ☐ $_____;

   ☐ (other)

2. **General.**
   - **A.** Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
   - **B.** Any licensee signing this Buyer's Broker Compensation Agreement ("Compensation Agreement") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Agreement.
   - **C.** Once this Compensation Agreement is signed, it cannot be further modified without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
   - **D.** The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.
   - **E.** If the Compensation being offered to Buyer's Broker is more than Buyer's Broker is permitted to accept, and the Buyer does not consent to the additional Compensation being paid, then the offer of Compensation herein shall be reduced to the amount of Compensation Buyer's Broker is permitted to accept.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

☐ Additional Special Stipulations (F246) are attached.

[SIGNATURES ON FOLLOWING PAGE]

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Jonathan Halcrow

dotloop verified
03/10/25 9:45 AM EDT
SQ35-PB86-H7OI-RX7K

1 Buyer's Signature

Date

2 Buyer's Signature

Date

☐ **Additional Signature Page (F267) is attached.**

1 Seller's Signature

Date

2 Seller's Signature

Date

☐ **Additional Signature Page (F267) is attached.**

Bolst, Inc.
Buyer Brokerage Firm

Sherry Warner

dotloop verified
03/10/25 8:51 AM EDT
577K-5IA9-MRCG-ETXH

Broker Signature (or authorized representative)

Date

Keller Williams Realty Metro Atlanta
Seller Brokerage Firm

Broker Signature (or authorized representative)

Date

dotloop signature verification: dtlp.us/yCQj-Viao-rKoG

CLOSING ATTORNEY ACTING AS HOLDER OF EARNEST MONEY EXHIBIT "C"

[Closing Attorney must still consent to serve as Holder using F511]

2025 Printing

This Exhibit is part of the Agreement with an Offer Date of 03/10/2025 for the purchase and sale of that certain property known as: 1080 Clifton Rd NE, Atlanta, Georgia 30307 ("Agreement").

1. **Closing Attorney Shall Act as Holder.** The Closing Attorney named in this Agreement shall be the Holder of the earnest money and other trust funds referenced in this Agreement subject to the Closing Attorney timely: a) agreeing to serve; b) signing the appropriate documents; and c) timely delivering the same to Buyer and Seller as more particularly described below.
2. **Buyer Must Timely Deliver Certain Documents to Closing Attorney Acting as Holder of Earnest Money.** When the Closing Attorney has been named as Holder in the Agreement, Buyer must deliver to Closing Attorney within two (2) business days from the Binding Agreement Date: a) the fully-signed and executed Agreement in its entirety ("Entire Contract"); and b) a copy or copies of the Escrow Agreement (F511) for the Closing Attorney to sign agreeing to become the Holder. Buyer must similarly deliver to Holder all amendments to the Entire Contract within two (2) business days of the date that the Amendment becomes binding.
3. **Closing Attorney Must Agree to Become Holder Within Five (5) Business Days of Receiving Entire Contract**. The Closing Attorney named as Holder shall not become the Holder unless within five (5) business days from the date that the Closing Attorney receives the Entire Contract, the Closing Attorney has: a) countersigned the Agreement of Closing Attorney to serve as Holder (GAR Form F511, and sometimes referred to as "Escrow Agreement") without change or modification so except for filling in the blanks contained therein; and b) delivered the same to Buyer and Seller. When this occurs, Closing Attorney's rights and duties as Holder and the timeframe for completing the same shall commence.
4. **Rights and Duties of Closing Attorney Acting as Holder.** Notwithstanding any provision to the contrary contained in the Agreement, Closing Attorney acting as Holder shall have all of the pre-printed rights and duties of Holder set forth in the GAR Purchase and Sale Agreement (a copy of which is incorporated herein by reference), regardless of whether such rights and duties are set forth in this Agreement. In the event of a conflict between this Agreement and the pre-printed right and duties of Holder set forth in the GAR Purchase and Sale Agreement, the latter shall control unless otherwise agreed to in writing by Buyer, Seller, and Holder. In the event the transaction does not close, Closing Attorney shall not have a right to deduct any of attorney's costs or fees pertaining to the Closing from the earnest money or other trust funds being held by Closing Attorney, except as may be provided elsewhere herein.
5. **Earnest Money Must Be Paid to Closing Attorney Acting as Holder by Wire Transfer.** Buyer shall be responsible for paying all earnest money and other Buyer trust funds to the Closing Attorney acting as Holder by wire transfer of immediately available funds or by such other method deemed acceptable and/or required by Closing Attorney, as the case may be.
6. **Failure of Closing Attorney to Become Holder.** If the Closing Attorney named as Holder has not become Holder because the Closing Attorney rejects being the Holder or fails to timely become Holder, then: a) the Alternate Holder named below, who must be a broker in this transaction, shall automatically become the Holder instead of the Closing Attorney; b) all parties consent to the earnest money being paid or transferred to the Alternate Holder; and c) all parties shall cooperate with one another to sign any documents required to accomplish the same. The signature of the Alternate Holder to the Agreement at the time it is first signed shall be deemed consent of the Alternate Holder to serve as Holder. The Alternate Holder's duties and the timeline for performing those duties shall commence when the Alternate Holder becomes the Holder.
7. **Alternate Holder.** The Buyer must immediately notify all parties if the Closing Attorney fails to become Holder. The Alternate Holder, who must be a broker in this transaction, shall be _____.
   In the event an Alternate Holder is not named, the Alternate Holder shall be the Buyer's Broker.
8. **Closing Attorney Holding Earnest Money in All-Cash Transaction.** In an all-cash transaction where the Closing Attorney is representing the Buyer or Seller, the Closing Attorney can hold the earnest money (and other trust funds), but in the event of a dispute between the parties regarding the disbursement of the funds, the Closing Attorney shall not disburse the funds based upon a reasonable interpretation of the Agreement. Instead and notwithstanding any provision to the contrary contained in this agreement, in the event of a dispute regarding the earnest money in an all-cash transaction where the Closing Attorney is representing the Buyer or Seller, the only remedy available to the Closing Attorney to resolve the dispute regarding the disbursement of earnest money shall be to interplead the funds into a court of competent jurisdiction.
9. **Notices To and From Holder.** The notice procedures in the Agreement shall control with regard to all notices to and from Holder. Holder's contact information is set forth in signature pages to this Agreement.
10. **Closing Attorney's Contact Information.** The Closing Attorney named below shall be the Holder in this transaction.

Closing Attorney: McManamy, McLeod & Heller
Address: 621 North Avenue NE, #C-10
Atlanta, GA 30308
Phone Number: 404.442.6624
Fax Number: _____
Email: _____

Buyer's Initials: GH 03/10/25 9:45 AM EDT dotloop verified _____ Seller's Initials: _____ _____

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Bolst

DEKALB COUNTY PLUMBING DISCLOSURE
EXHIBIT "D"

GeorgiaREALTORS®

2025 Printing

This Exhibit is part of the Agreement with an Offer Date of 03/10/2025 for the purchase and sale of that certain Property known as: 1080 Clifton Rd NE Atlanta, Georgia 30307.

Seller hereby discloses to Buyer that: (1) the Property is located in unincorporated DeKalb County and contains a residence or other structure constructed prior to 1993, and (2) Buyer shall be obligated as a condition of applying for water service from DeKalb County to attach to the application a certificate of compliance signed by a home inspector, Department of Watershed Management inspector or licensed plumber certifying that all plumbing fixtures on the Property are water conserving plumbing fixtures.

A water conserving plumbing fixture shall mean the following: ultra low-flow toilets (ULFTs) that use a maximum of 1.6 gallons per flush; urinals that use a maximum of 1.0 gallons per flush; showerheads that emit a maximum of 2.5 gallons per minute; lavatory faucets that emit a maximum of 2.0 gallons per minute; and kitchen faucets that emit a maximum of 2.2 gallons per minute.

Exemptions

This requirement shall not apply to Buyer if:

1. The Property is being advertised for foreclosure; or
2. Buyer is demolishing the residence after it is purchased; provided, however, that any water service that is being obtained by the Buyer may only be used for demolition or construction related purposes; or
3. Buyer is a spouse, child or parent of the Seller (including conveyances during the administration of the estate of such spouse, parent or child); or
4. The cost to install the water conserving plumbing fixtures exceeds One Thousand ($1,000) dollars per toilet in a single family residential building; or
5. The cost to install water conserving plumbing fixtures exceeds Two Thousand ($2,000) dollars per toilet in a commercial property or apartment.

Questions regarding whether Buyer is eligible for an exemption to the law requiring the installation of water conserving plumbing fixtures should be directed to the DeKalb County Department of Watershed Management at 770-621-7200.

The undersigned acknowledges receipt of the above-referenced disclosure prior to entering into a contract to purchase the above-referenced Property.

Buyer's Initials: GH 03/10/25 9:45 AM EDT dotloop verified

Seller's Initials: _____

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT")
EXHIBIT "E"

2025 Printing

This Exhibit pertains to that certain Property known as: 1080 CLIFTON RD NE, ATLANTA, Georgia 30307.

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard *[initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit*]

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

_____

_____

☐ Check box if additional pages of explanations are attached and incorporated herein.

✔ (ii) RB ea1c03 _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller *[initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:*

(i) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

_____

_____

✔ (ii) RB 85f772 _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [*initial all applicable sections below]:*

(c) JH 03/19/25 _____ Buyer has received copies of all information, if any, listed above.

(d) JH 03/19/25 1:42 PM EDT dotloop verified _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [*initial (i) or (ii) below]:*

(i) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) JH 03/19/25 1:42 PM EDT dotloop verified _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

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dotloop signature verification: dtlp.us/o1wl-dZgT-fO1Y

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

(f) SR _____ Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

(g) SW 03/19/25 11:55 AM EDT dotloop verified _____ Buyer's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance. *[only required if the Buyer's Agent receives compensation from the Seller.]*

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jonathan Halcrow dotloop verified 03/19/25 1:42 PM EDT UUXJ-30WE-AMLZ-GPAD

1 Buyer's Signature Date

Jonathan Halcrow
Print or Type Name

2 Buyer's Signature Date

Print or Type Name

☐ **Additional Signature Page (F267) is attached.**

Sherry Warner dotloop verified 03/19/25 11:55 AM EDT FXUG-RU0G-SEMW-M6S6

Buyer's Agent Signature Date

Sherry Warner
Print or Type Name

Bolst, Inc.
Buyer Brokerage Firm

Robert Buckler 13e1f26

1 Seller's Signature 3/19/2025 Date

Robert Buckler
Print or Type Name

2 Seller's Signature Date

Print or Type Name

☐ **Additional Signature Page (F267) is attached.**

Scott Riley f1a0a50

Seller's Agent Signature 2/24/2025 Date

Scott Riley
Print or Type Name

Keller Williams Realty Metro Atlanta
Seller Brokerage Firm

dotloop signature verification: dtlp.us/zmH5-O6J6-CMEz

Exhibit "F"

03/10/25
9:45 AM EDT
dotloop verified

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:

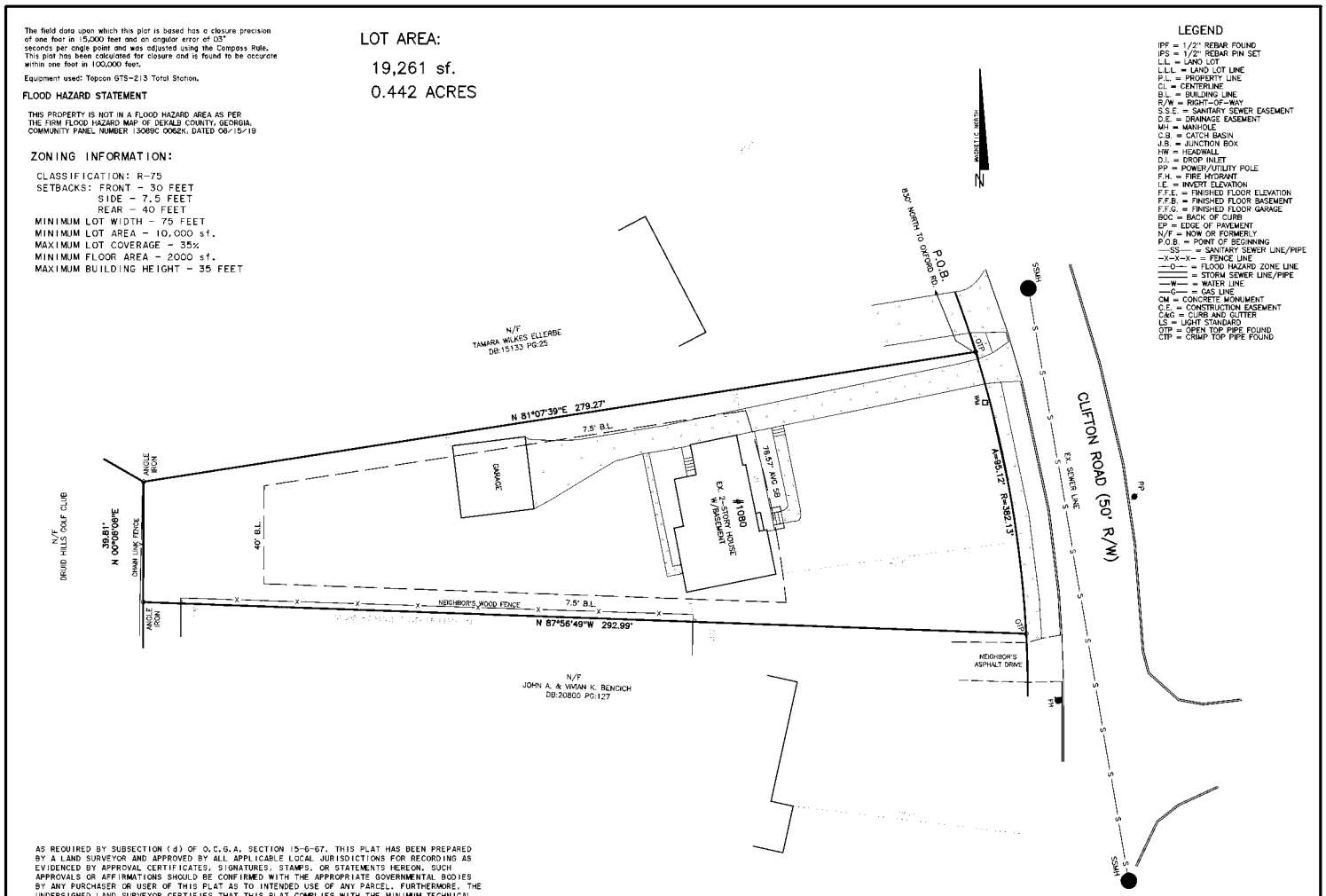
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:

19,261 sf.
0.442 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, GA RLS #3419

10/15/24
DATE

GEORGIA
No. 3419
PROFESSIONAL
LAND SURVEYOR
ROBERT W RICHARDSON

20 0 20 40 60
GRAPHIC SCALE - FEET

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING • LAND SURVEYING
OFF: 770.695.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. P.

SURVEY FOR:
1080 CLIFTON ROAD
TAX PARCEL# 18 003 01 039

LAND LOT: 3
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 10/10/24
PLAT DATE: 10/15/24

LOT: 20 BLOCK: 48
SUB: DRUID HILLS

AREA = 0.442 ACRES
JOB No. 24-10-479

EXHIBIT 4

From: twilkesellerbe@gmail.com <twilkesellerbe@gmail.com>
Sent: Sunday, March 8, 2026 11:55 AM
To: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Cc: 'Bobby Buckler' <bobbybuckler7@yahoo.com>
Subject: Tammy Ellerbe Troy - Support for Robert Buckler's Application for COA - 1080 Clifton Road

Dear Ms. Bragg and Ms. Jennings,

My name is Tammy Ellerbe Troy and I am the owner of the property at 1088 Clifton Road, NE, which is on the northeast side and immediately adjacent to the house at 1080 Clifton Road, NE. I am writing to you in support of Mr. Robert H. Buckler's request to demolish the house at 1080 Clifton Road, NE.

One of the reasons I purchased my home was its location in the Druid Hills Historic District. I believe wholeheartedly in protecting the visual quality of homes within the district such that the history and heritage of the neighborhood are reflected. If a home can be preserved in its original form through renovation, that is always the best option. However, if the structural integrity of an existing historic home prevents it from feasibly being renovated, then a newly constructed house that complies with the design guidelines adopted by the (Dekalb County) Historic Preservation Commission is the best option.

I purchased my home in July 2003. In the 22 years I have lived there, I cannot recall any exterior (roof/structure/foundation) maintenance projects next door. Since Mr. Buckler's acquisition of the property, I have been permitted to inspect the house, both inside and out. While I encourage engagement of a qualified structural engineer to confirm, it is my opinion that in its current condition, the house cannot be renovated. On the exterior of the house, the damage to the foundation and roof is visible and extensive and appears beyond repair. The interior of the house also does not appear salvageable. There is extreme water damage to ceilings, walls, windows, doors and floors and extensive dangerous mold throughout. The condition of the inside is obviously due to the current state of disrepair on the outside. The house is literally falling apart.

In my opinion, it would be better to demolish the existing structure and construct a new home that complies with the Druid Hills Historic Guidelines than to continue to have a crumbling down old house that no one is willing to purchase and/or renovate on the existing foundation. In its current condition, the home does not protect the visual quality expected within our historic neighborhood.

Respectfully,

Tammy Ellerbe Troy
twilkesellerbe@gmail.com
404.229.6973

EXHIBIT 5

SPARTAN HOME INSPECTIONS LLC
4708844199
spartaninspectionsga@gmail.com
https://www.spartanhomeinspectionsllc.com



RESIDENTIAL REPORT

1080 Clifton Rd NE
Atlanta, GA 30307

Robert Buckler
04/23/2026



Inspector
Lee Towne
InterNACHI Certified
4708844199
spartaninspectionsga@gmail.com

TABLE OF CONTENTS

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2: Exterior 5

3: Basement, Foundation, Crawlspace & Structure 7

Standards of Practice 10



RECOMMENDATION



SAFETY HAZARD

SUMMARY

2.2.1 Exterior - Siding, Flashing & Trim: Cracking - Major

2.2.2 Exterior - Siding, Flashing & Trim: Warping/Buckling

3.3.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Structural Damage

1: INSPECTION DETAILS

Information

Occupancy
Vacant, Utilities Off

Type of Building
Single Family

Style
Multi-level

Weather Conditions
Hot, Clear, Dry

Temperature (approximate)
86 Fahrenheit (F)

2: EXTERIOR

Information

General: Inspection Method
Crawlspace Access

Siding, Flashing & Trim: Siding Material
Brick Veneer, Brick

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

CRACKING - MAJOR

FRONT FACADE

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified structural engineer.





2.2.2 Siding, Flashing & Trim

Recommendation

WARPING/BUCKLING

FRONT FACADE

Brick was warping or buckling in areas. This is often as a result soil shifting as home ages and possible footers moving/shifting. Recommend a structural engineer to assess further.

Recommendation

Contact a qualified structural engineer.



3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access, Visual

Deficiencies

3.3.1 Wall Structure

Safety Hazard

EVIDENCE OF STRUCTURAL DAMAGE

FRONT FACADE

Evidence of structural damage was found in the wall structure due to multiple areas of termite damage throughout the entire front wall of the home. Recommend a structural engineer evaluate and advise on how to repair.

Georgia Structural Pest Control License SP18586 HPC, WDO

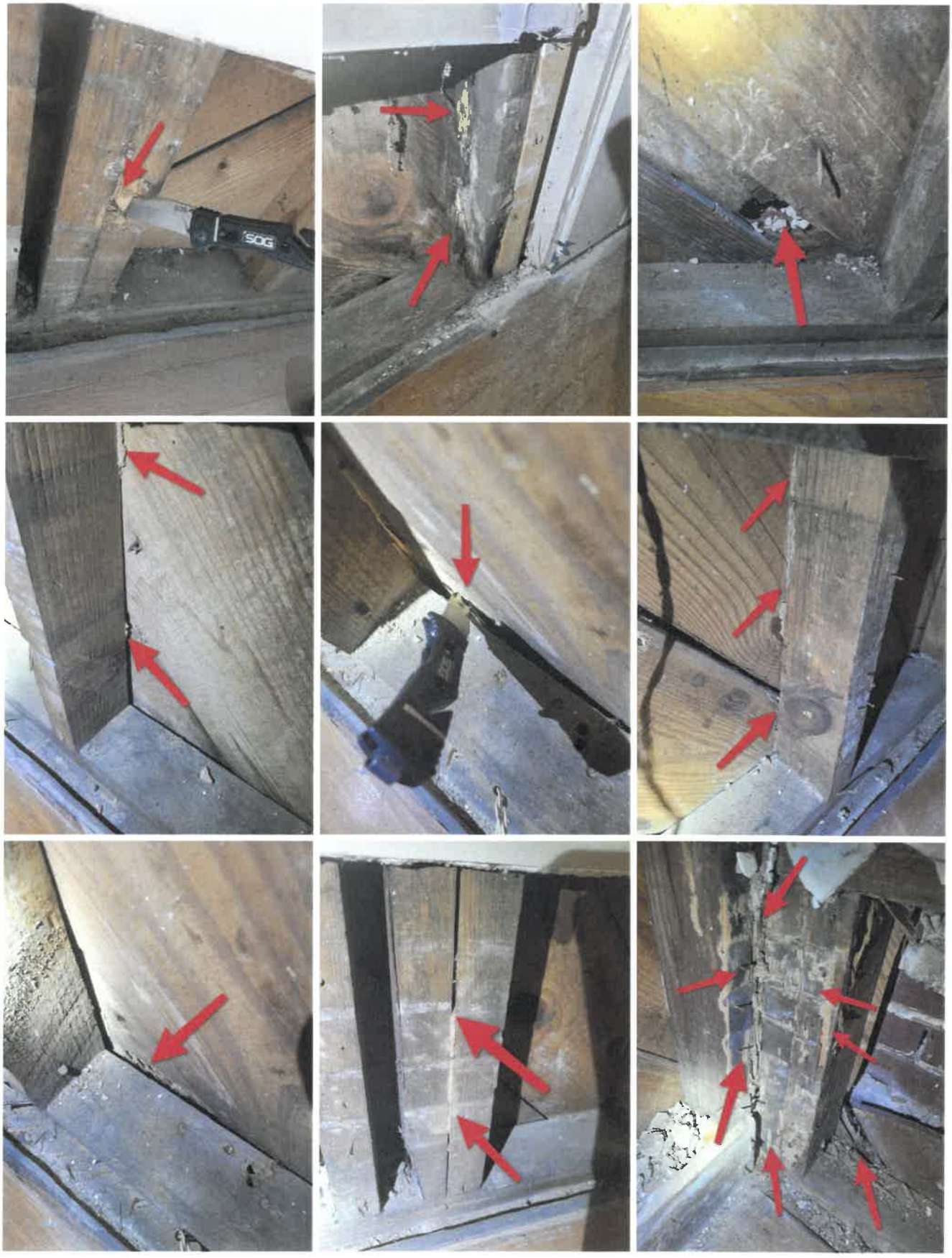
Recommendation

Contact a qualified structural engineer.








SOG





STANDARDS OF PRACTICE

Inspection Details

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

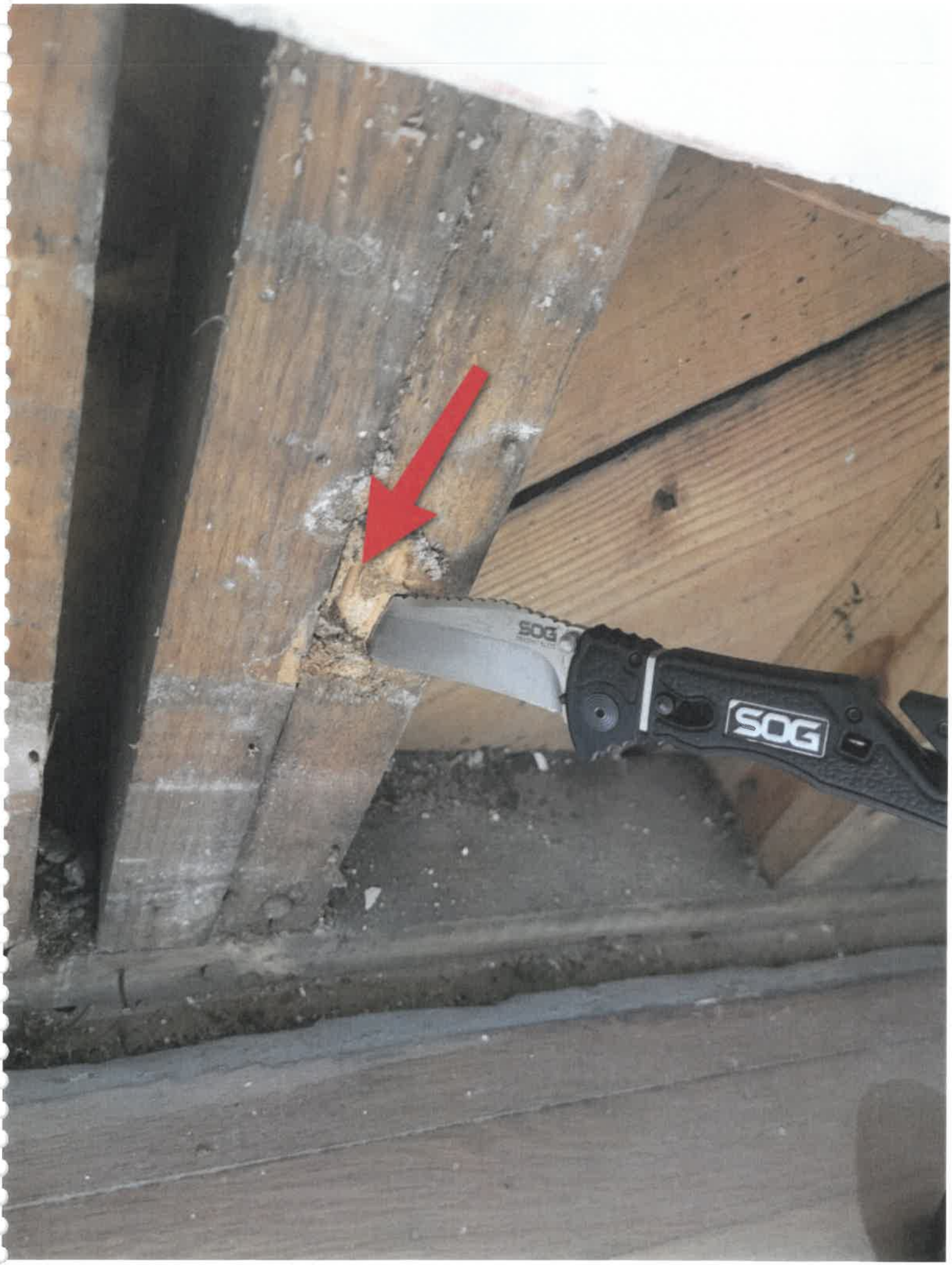
Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.



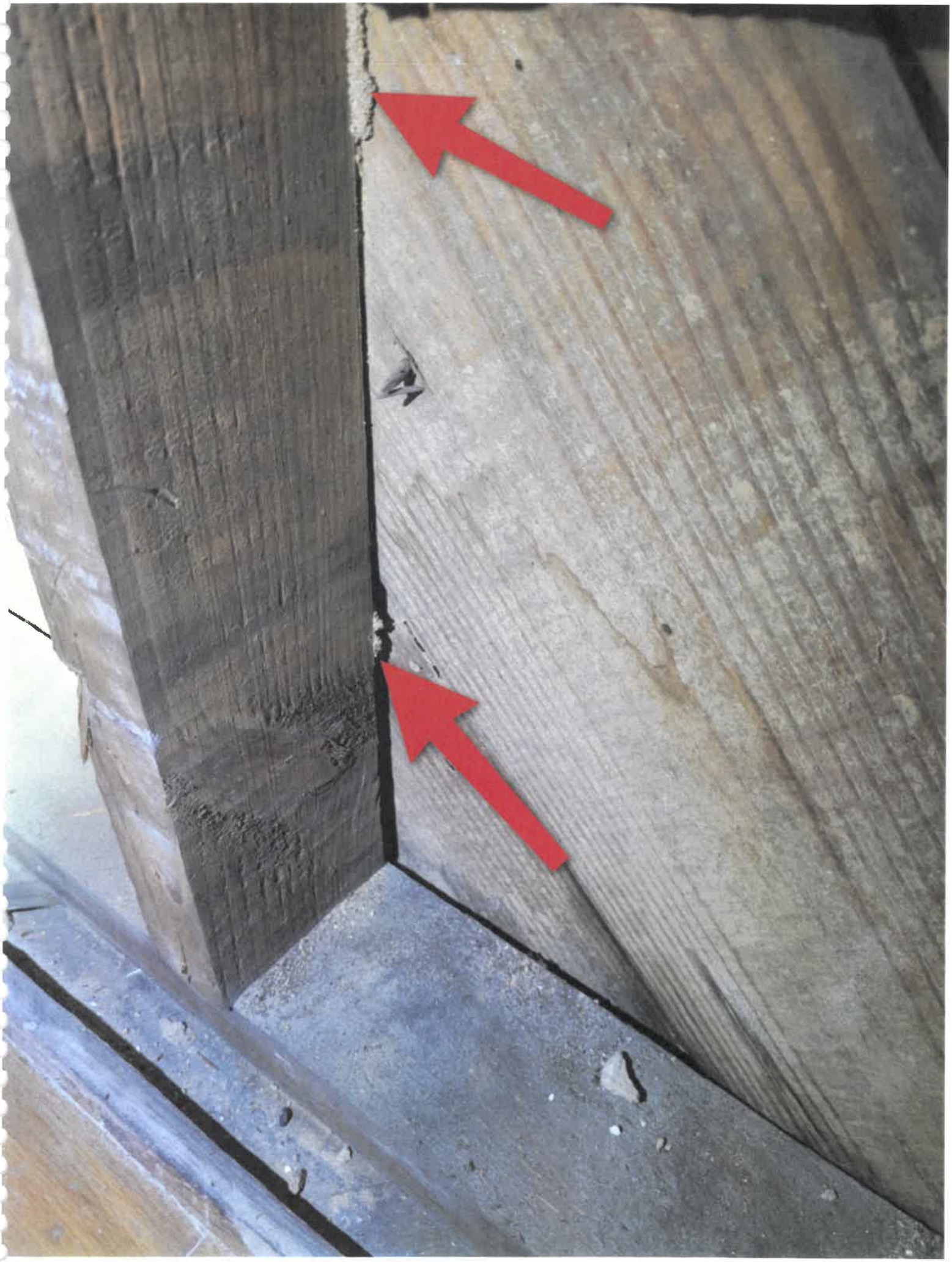


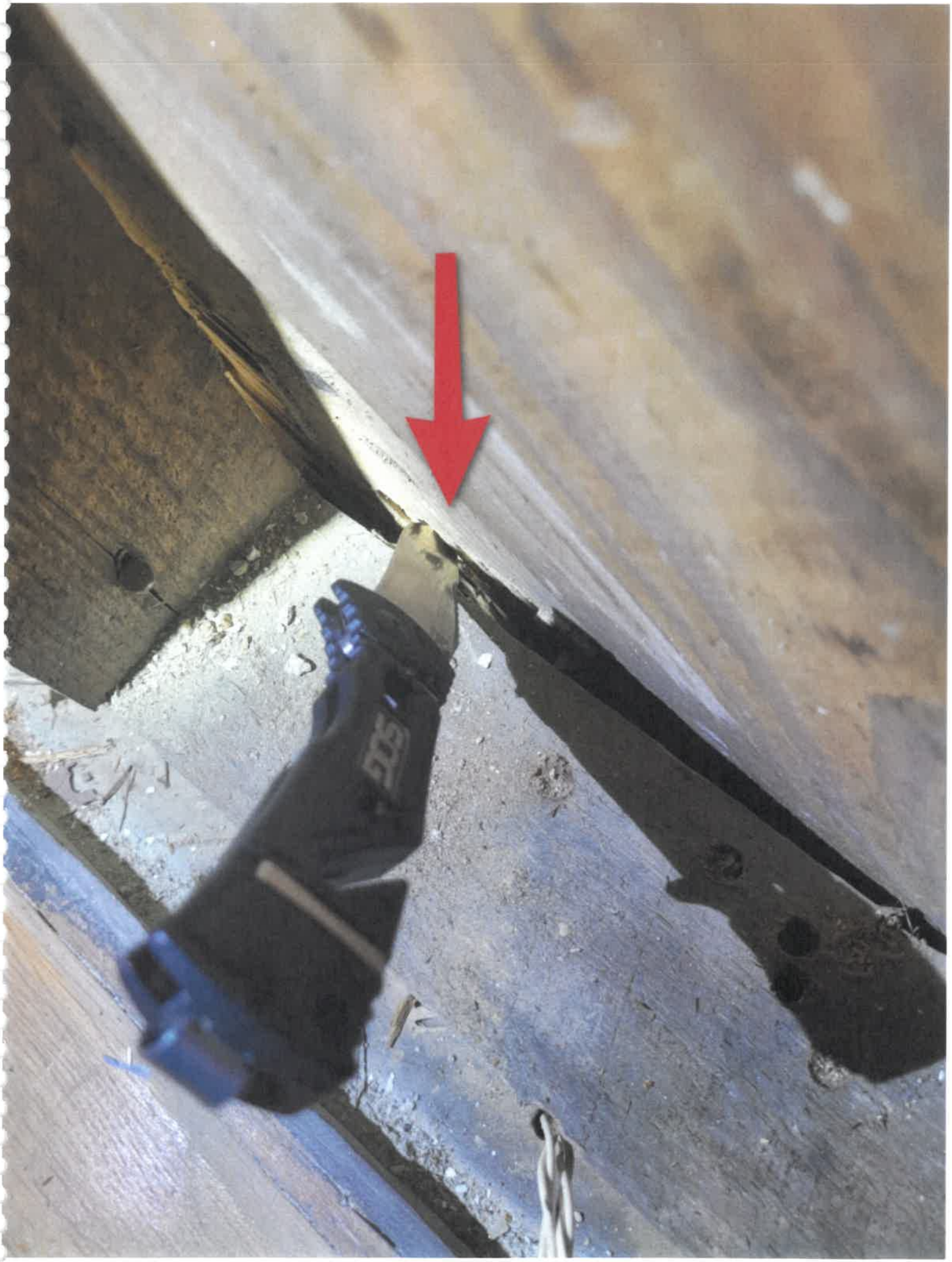


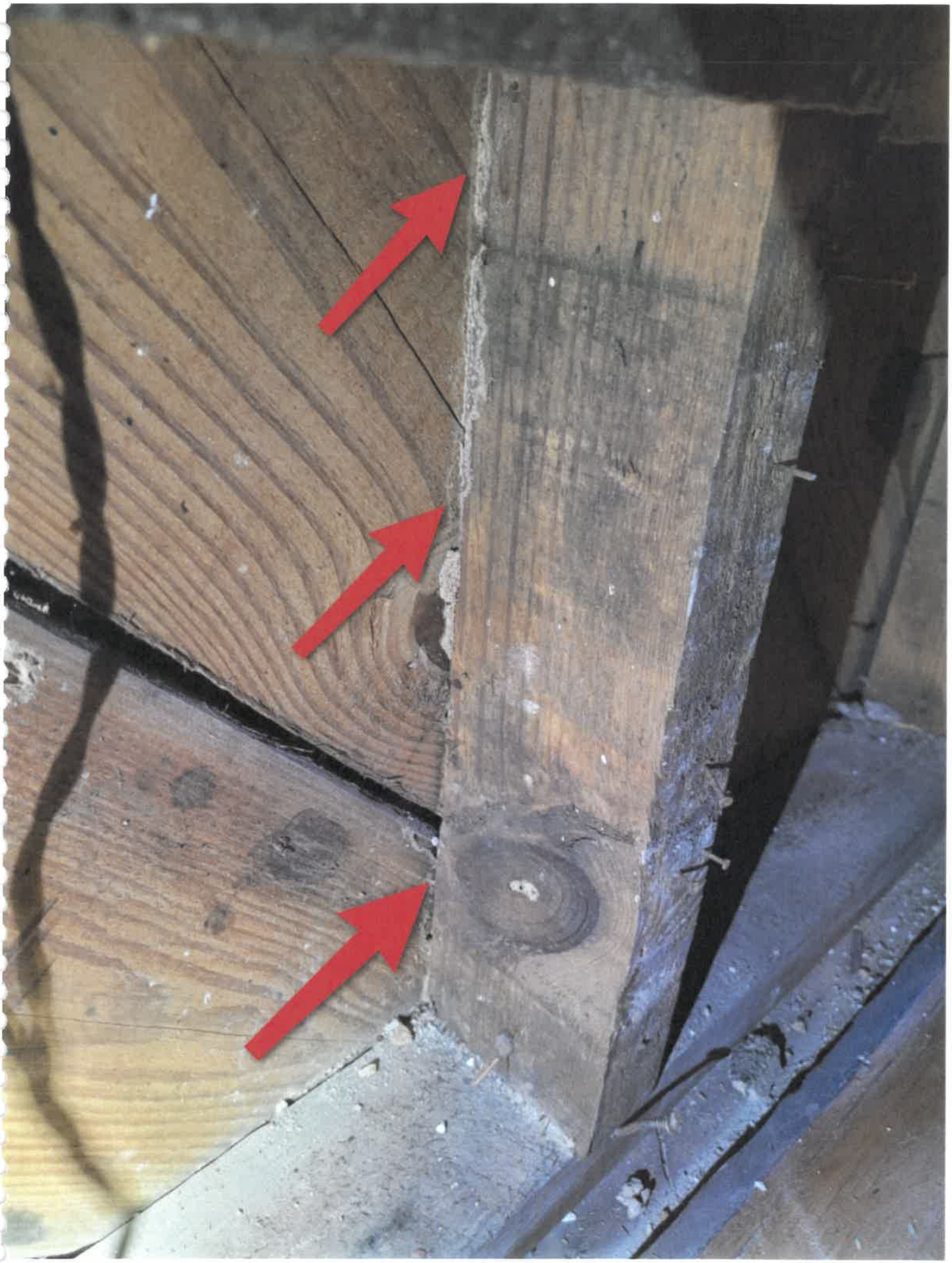

SOG
SOG



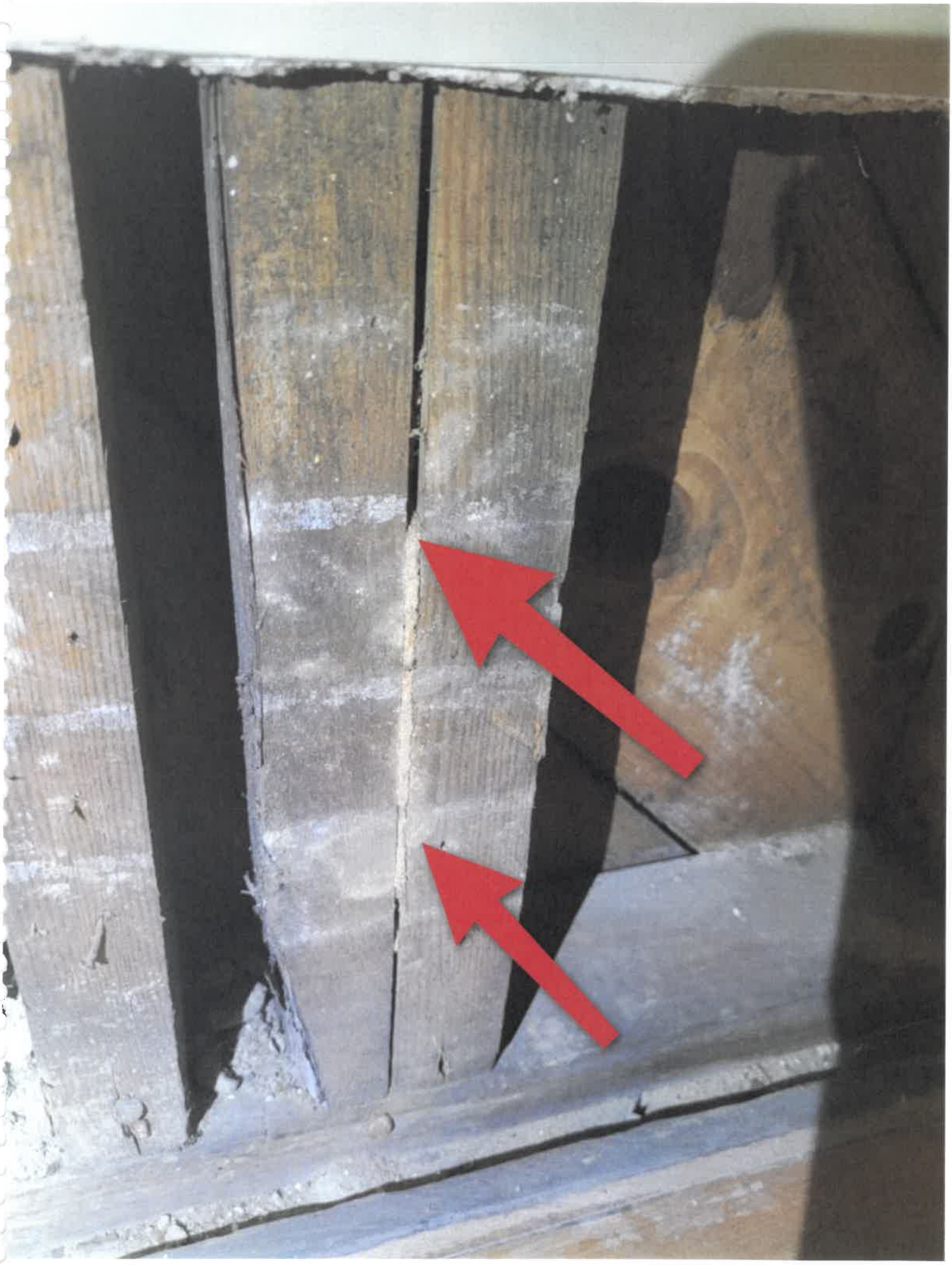












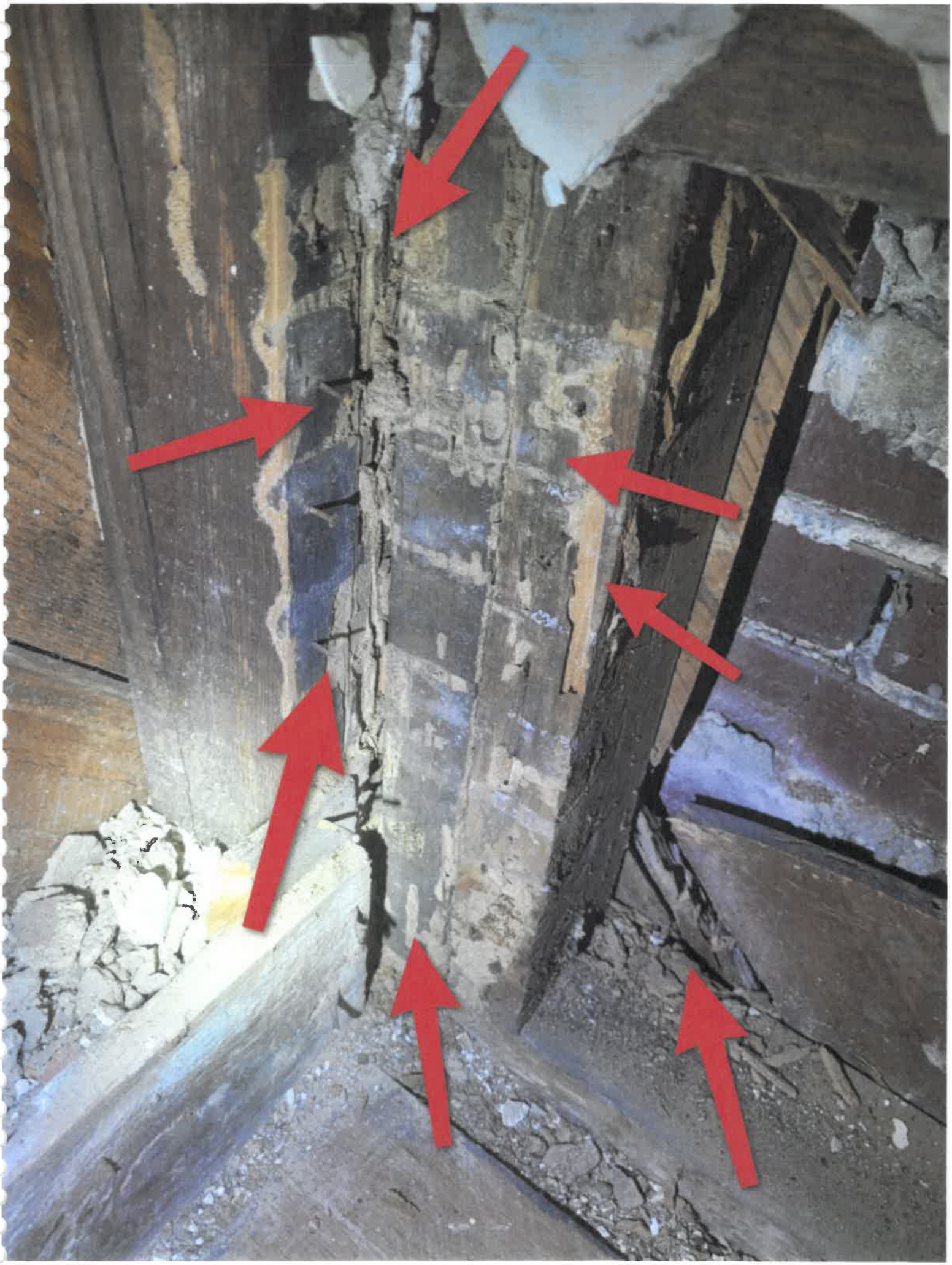






EXHIBIT 6

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION

BYLAWS

I. Authority

The DeKalb County Historic Preservation Commission (hereinafter referred to as the "preservation commission") has been created pursuant to the Georgia Historic Preservation Act, O.C.G.A. Section 44-10-21, *et seq*., and a local historic preservation ordinance adopted by DeKalb County Governing Authority, and shall be governed by the terms thereof.

II. Powers

The preservation commission is authorized to exercise all of the powers specifically set forth in Section 4 of the historic preservation ordinance, except as provided in that section.

III. Adoption of Rules and Procedures

The preservation commission has the authority to adopt rules and procedures, including design guidelines, without amendment to the historic preservation ordinance or the vote of the governing authority for:

- the transaction of its business;
- consideration of applications for designations; and
- consideration of applications for certificates of appropriateness.

The adoption of rules and standards shall require the affirmative vote of a majority of preservation commission members.

IV Membership

A. General. The preservation commission shall consist of seven members appointed by the governing authority. All members must be residents of DeKalb County for at least on year prior to taking office and shall be persons who have demonstrated special interest, experience, or education in the preservation of historic resources, history, or architecture. At least a majority of members shall be licensed architects, landscape architects, or interior designers or professionals in the fields of history, architectural history, planning or archaeology. All members must participate at least once each year in preservation training acceptable to the preservation commission.

B. Terms. Members shall serve three-year terms, except that in the original organization of the preservation commission, the governing authority designated individuals to serve one, two, or three years so that terms might be staggered. Members are limited to serving two consecutive terms. After serving two consecutive terms, an individual must rotate off the preservation commission to reestablish eligibility for appointment.

C. Vacancies. Should a member die, resign, fail to attend three consecutive regular meetings of the preservation commission (and should there be no adequate excuse for such absence), move his permanent residence outside of the DeKalb County, or violate the Code of Conduct of the preservation commission, the Chair shall recommend to the governing authority that a vacancy be declared and that the vacant position be filled for the remainder of that member's unexpired term. An individual appointed to serve the remainder of an unexpired term shall be eligible to be reappointed for an additional consecutive three-year term. Unless disqualified as provided above, members shall serve until their successors are appointed and qualified.

D. Salary and Expenses. Members shall not receive a salary, although they may be reimbursed for reasonable expenses, in accordance with county policies and procedures.

V. Officers

A. Chair. A Chair shall be elected by the members of the commission from among their membership. The Chair shall preside at all meetings and hearings. The Chair shall decide all points of order and procedure, subject to the historic preservation ordinance, these bylaws, and any rules of procedure or guidelines adopted by the preservation commission, unless directed otherwise by a majority of the members in session at the time. The Chair may discuss or vote on any matters before the body.

B. Vice Chair. A Vice Chair shall be elected by the members of the preservation commission from among their membership in the same manner as the Chair. The Vice Chair shall serve as acting Chair in the absence of the Chair, or when that officer shall refrain from participation because of a conflict of interest, and shall have the same powers and duties as the Chair when acting in that capacity.

C. Secretary. The preservation commission shall appoint a Secretary to serve at the pleasure of the membership. If an individual who is not a member is appointed as Secretary, that individual shall not have a vote on matters before the preservation commission. The Secretary shall cause a record to be made of each meeting of the preservation commission which shall include, at a minimum, a record of all resolutions, proceedings, and actions of the body.

D. Elections. Officers shall serve one-year terms and shall be eligible for re-election. The preservation commission shall elect its initial officers at the first meeting following their appointment and thereafter in January of each year. If a vacancy should occur in any office, an individual shall be elected from the membership to serve for the remainder of the unexpired term.

VI. Meetings

A. Regular Meetings. Regular meetings of the preservation commission shall be held on the third Monday of each month at 7:00 p.m. at the Manuel J. Maloof Auditorium, 1300 Commerce Drive, Decatur. If a regularly scheduled meeting occurs on a legal holiday, the Chair may set an alternate day for the meeting. *(Amended 2-13-02)*

B. Special Meetings. Special meetings of the preservation commission may be called at any time by the Chair. At least forty-eight hours' notice of the time and place of special meetings shall be given to each member; provided that this requirement may be waived by the consent of all the members. The purpose of this special meeting must be stated in the notice.

C. Cancellation of Meetings. Whenever there is no business to be conducted, the Chair may dispense with a regular meeting by giving notice to all members not less than twenty-four hours prior to the time set for the meeting.

D. Adjourned Meetings. Should the business before the preservation commission not be completed, the Chair may adjourn the same from day to day until the matters before the body are disposed of.

E. Quorum. A quorum shall consist of a majority of the members.

F. Open Meetings. All meetings of the preservation commission shall be open to the public, except where otherwise provided by the Georgia

Open Meetings Law. However, members of the public shall not address the preservation commission unless invited to do so by the Chair. A time limit may be set by the preservation commission for the presentations or remarks of non-members.

G. Agenda. The agenda for each meeting shall be prepared by the Secretary at the direction of the Chair. The normal order of business at each meeting shall be: (1) call to order, (2) determination of quorum, (3) approval of minutes of the previous meeting, (4) approval of the agenda, (5) nominations for designation, (6) applications for certificates of appropriateness, (7) reports, (8) old business, (9) new business, (10) adjournment. Applications for certificates of appropriateness will be divided into three groups. Within these groups deferred applications will be heard before new applications.

1. Consent agenda, for applications determined by staff to obviously meet the guidelines and precedent established by the preservation commission. During the meeting any of these items may be moved to the beginning of the regular agenda by request of a member of the preservation commission, county staff, or a member of the audience.
2. Regular agenda, for all applications not deemed eligible for the consent agenda but not involving construction of new primary structures.
3. New construction agenda, for applications for the construction for new primary structures.

H. Decisions. Decisions of the preservation commission shall be by a majority of those members present and voting, a quorum being present. Decisions may be made by voice vote unless any member requests a roll call vote.

I. Committees. The Chair shall appoint any committees found necessary to facilitate business before the preservation commission and shall be an ex-officio member of all committees. With the concurrence of the commission, committees may include residents of the county who are not members of the commission.

VII. Staff

The governing authority shall provide technical and clerical assistance as the preservation commission may require, and shall maintain permanent and complete records of the activities of the preservation commission.

VIII. Conflict of Interest

A member shall not cast a vote or any issue before the preservation commission which involves the interest of that member or an organization in which that members has an ownership interest or position of control or directly represents. Neither shall a member case a vote on any matter which could provide direct financial benefit to that member. Whenever conflict of interest situation arises in the conduct of business the following actions shall be taken:

1. The individual member shall divulge the existence and reasons for the potential conflict;

2. The preservation commission shall decide if such a conflict exists.

3. If it is decided that a conflict exists, the affected member shall refrain from presenting, voting on, or discussing the project, other than answering a direct question.

4. Should the preservation commission determine that a conflict of interest does not exist, the nature of the alleged conflict and the reason(s) for determining a conflict did not exist shall be entered into the minutes.

IX. Code of Conduct

Each member of the preservation commission shall adhere to the following code of conduct as contained in Section 45-10-3 of the Official code of Georgia Annotated:

1. Uphold the Constitution, laws, and regulations of the United States, the State of Georgia, and all governments therein and never be a party to evasion;

2. Never discriminate by the dispensing of special favors or privileges to anyone, whether or not for remuneration;

3. Not engage in any business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his governmental duties;

4. Never use any information coming to him confidentially in the performance of governmental duties as a means for making private profit;

5. Expose corruption wherever discovered;

6. Never solicit, accept, or agree to accept gifts, loans, gratuities, discounts, favors, hospitality, or services from any person, association, or corporation under circumstances from which is could reasonably be inferred that a major purpose of the donor is to influence the performance of the member's official duties;

7. Never accept any economic opportunity under circumstances where he knows or should know that there is a substantial possibility that the opportunity is being afforded him with the intent to influence his conduct in the performance of his official duties;

8. Never engage in other conduct which is unbecoming to a member or which constitutes a breach of public trust; and

9. Never take any official action with regard to any matter under circumstances in which he knows or should know that he has a direct or indirect monetary interest in the subject matter of such matter or in the outcome of such official action.

X. Amendments

These bylaws may be amended by the affirmative vote of four members of the preservation commission, provided that notice of the intent to amend and the content of the amendment shall have been distributed in writing to each member at least fourteen days prior to the meeting at which the vote to amend is taken or presented to the members, all members being present, at the regular meeting preceding the meeting at which the vote to amend is taken.

Adopted this 21 day of September, 1994

Adopted September 21, 1994.
Amended March 8, 2000 (Section VI.A).
Amended February 13, 2002 (Section VI.A).
Amended June 19, 2006 (Section VI.G).

Sec. 13.5-6. - Bylaws.

The preservation commission shall adopt rules and procedures, such as bylaws and design guidelines, for the transaction of its business and for consideration of applications for designations and certificates of appropriateness. The preservation commission shall have the prerogative to adopt reasonable rules and standards without amendment to this chapter or the vote of the governing authority. The preservation commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. The preservation commission will meet at least monthly unless the chair determines that insufficient business warrants holding a meeting, in which case the preservation commission shall meet the following month. A quorum shall consist of a majority of the members.

The preservation commission shall elect a chair and such other officers as it deems appropriate from among its members. Officers shall serve one-year terms and shall be eligible for reelection. The preservation commission shall elect its initial officers at the first meeting following their appointment and thereafter in January of each year.

(Ord. No. 94-09, § 6, 4-26-94)

EXHIBIT 7

From: **Jones, John E.** jejones@dekalbcountyga.gov
Subject: **Re: 1080 Clifton Road**
Date: **Dec 12, 2025 at 4:11:21 PM**
To: **Bobby Buckler** bobbybuckler7@yahoo.com
Cc: **Brian Daughdrill** bdaughdrill@grdlegal.com

I believe so.

Sent from my iPhone

> On Dec 12, 2025, at 3:32 PM, Bobby Buckler <bobbybuckler7@yahoo.com> wrote:
>
> Is he with CERM?
>
> Sent from my iPhone
>
> > On Dec 12, 2025, at 2:12 PM, Jones, John E. <jejones@dekalbcountyga.gov> wrote:
> >
> > Kenneth Fluker.
> >
> > **John E. Jones, Jr.**
> > **Supervising Attorney - Infrastructure**
> > DeKalb County Government I Law Department
> > Manuel J. Maloof Center I 1300 Commerce Drive I Decatur, GA 30030
> > Email: jejones@dekalbcountyga.gov
> > Website: www.dekalbcountyga.gov
> > Office: 404-371-2322
> > Mobile: 404-783-7216
> >
> > <image001.png>
> >
> > This message (including any attachments) is being sent by or on behalf of a lawyer. It constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. §2510, and its disclosure is strictly and exclusively intended for the individual or entity to which it is addressed.
> > This message may contain information that is protected by the attorney-client privilege and/or the

attorney work product doctrine, and may be proprietary, privileged, confidential, or otherwise legally exempt from disclosure.
If you are not a named addressee, you are not authorized to read, use, print, retain, copy or disseminate this message or any part of it.
If you have received this message in error, please notify the sender immediately by e-mail, and please delete from all locations all copies of the message without reading or saving any part in any manner.

From: Brian Daughdrill <bdaughdrill@grdlegal.com>
Sent: Friday, December 12, 2025 2:05 PM
To: Jones, John E. <jejones@dekalbcountyga.gov>; Bobby Buckler <bobbybuckler7@yahoo.com>
Subject: Re: 1080 Clifton Road

John, do you know who the engineer is?

Brian E. Daughdrill

Principal

<image002.png>

bdaughdrill@grdlegal.com

Giacoma Roberts & Daughdrill LLC

950 E. Paces Ferry Road NE, Suite 2450
Atlanta, Georgia 30326

Direct: (404) 924-2854
www.grdlegal.com

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EXHIBIT 8

December 12, 2025

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: **Proposal for Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Proposal No. 1225-01478

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC, (CERM) appreciates the opportunity to present this proposal for structural assessment. The following sections present our understanding of the project, the scope of work, schedule, and fee for this service.

PROJECT DESCRIPTION

The DeKalb County Planning and Sustainability Department plans to review a demolition application by the owner of a historic residential building at 1080 Clifton Road in Atlanta, Georgia. The Department needs an independent structural assessment of a historic residential structure within a local historic district to determine whether the building meets the criteria under Section 7.3.3 (or the anticipated revised Section 7.3.3 that takes effect 12/15/25) for demolition. The evaluation must determine if the structure is so unsound that rehabilitation is not feasible or whether demolition is justified for public safety.

The property owner has applied for demolition of a contributing historic structure. Section 7.3.3 requires a qualified historic structure report evaluating structural soundness, feasibility of rehabilitation, and potential impacts on the historic district. The County requires an independent assessment separate from the applicant's engineer.

SCOPE OF WORK

CERM's scope of work consists of providing a preliminary review, conducting a field assessment, producing a structural assessment report, and attending up to 3 Historic Preservation Commission Hearings (up to 2 hours per hearing) to present findings. CERM will subcontract Sykes to perform the structural assessment and attend hearings. Details of the scope follow.

Preliminary Review

Sykes will review all provided materials before conducting an on-site visit. The materials provided consist of the Applicant's structural engineering report which includes photos, Dekalb County's Section 7.3.3 requirements, Tax Assessors information, and boundary survey. No other information was provided.

Field Assessment

Sykes will conduct an on-site structural assessment including foundation, framing, load-bearing elements, and envelope. Intrusive exploration may include removing panels, veneers, sheetrock or plaster as needed to expose structural elements. Repairs to damages incurred while exploring structural elements will be made by others. Deterioration, hazards, and structural failures will be documented.

Evaluation Criteria

Sykes will evaluate findings of the field assessment using the criteria established in Section 7.3.3 requirements provided. The criteria are presented as follows:

- Structural soundness and feasibility of rehabilitation
- Public safety considerations as it relates to the main residential structure
- Viable alternatives to demolition, including stabilization
- Recommendations for salvageable structural materials, e.g., floor joists, roof trusses, purlins, walls, etc. (if demolition is justified)

Deliverables

Sykes will provide the methods of exploration, findings, conclusions, and clear recommendations in a report sealed by a licensed structural engineer in the State of Georgia. The report will also provide an assessment of structural soundness and feasibility of rehabilitation. After the report is presented, Sykes' Structural Engineer will attend up to three (3) Historic Preservation Commission hearings to present findings, conclusions and recommendations of the report.

SCHEDULE

Sykes will conduct a field assessment on December 16, 2025. The report will be delivered on or before January 14, 2026.

FEE

The lump sum fee for the scope of work and schedule will be $16,500.00

Assumptions and Exemptions

- The scope of work covers the main structural residential building and does not include any other structures on the property.
- Any scope of work required beyond the scope of work listed above (assessment report and 3 historic preservation hearings) will be charged at a rate of $260.00 per hour. This rate is portal to portal when travel is necessary.
- Sykes' Structural Engineers are qualified and certified to provide a structural report on the structural integrity of the building only.
- Sykes' Structural Engineers are not qualified or certified in historical preservation and therefore cannot address the degree of architectural/historical integrity or whether demolition would adversely impact the historic district.
- Construction, rehabilitation, or demolition pricing information is outside the scope of this project.

CLOSURE

Please contact our office if you have any questions or comments regarding this proposal. Thank you in advance for considering CERM.

Best regards,

Corporate Environmental Risk Management

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

EXHIBIT 9

HOUSE INSPECTION 1080 CLIFTON ROAD

Corporate Environmental Specialist Ken 678 457 7113

On site inspectors Christian and Tammy

9:30 Preliminary inspection walk around the exterior of the house and walk through the house all three floors.

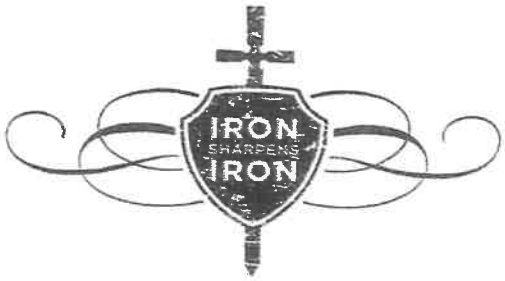
10:00 Tammy and Christian draw plans of each room of the house and the basement.

11:00 Inspection begins in the basement. Inspect the floor, supports, ceiling joists, exterior walls where water intrudes. Crawl space area they went partially in and took pictures. Totally inspect all 4 brick walls. Inspect all sills they could see. They took a lot of pictures of the cracked walls where water intrudes.

11:40 Basement complete. Move to kitchen and breakfast nook. Inspected open rotten walls. Inspected dinning room all open walls, living room walls and windows. Inspected ½ bath, windows and hallway. Inspected fireplace. Inspected water damage over the stairway. Inspected sunroom, floor, walls, ceiling and roof. Major damage took many pictures. All inspections were done with a probe. No major testing tools were used.

Lunch 12:30- 1:30 1:30 Outside inspection 4 walls, inspected bricks and mortar. Inspected foundation as much as they could see. Took pictures. 2:30 Inspected the back side of the roof visual only did not climb up.

2:40 Inspected upstairs blue bedroom, all windows and wall openings checked for water damage. Inspected flat roof over sunroom major damage. Inspected bathroom #2 All windows and walls. Inspected bathroom between bedrooms.



Inspected Master bedroom and bath. Major damage in master bath including walls, ceiling, floor, shower and floor joists.

2:50 Attic Inspection, Inspected Rotten part of roof over master bath. Inspected rafter and ceiling joist dimensions. Inspected visually for mold and mildew on the rafters and was noted.

3:15 Inspected all interior walls for cracks.

3:30 Inspection complete.

Knapper P.O Box 53315 Atlanta, Georgia 30355; (404) 667.5678

EXHIBIT 10

AFFIDAVIT OF SCOTT RILEY

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned authority, Scott Riley, who after being duly sworn stated as follows:

1. My name is Scott Riley and I reside at 826 Springdale Road, Atlanta Georgia, where I have lived for the past 20+ years. 826 Springdale Road lies in the heart of the Druid Hills Historic in Dekalb County, Georgia. I became a licensed Real Estate Agent and Broker, (License No. 180445), in 1996 and for the entirety of my professional career my focus has been on assisting sellers and buyers of residential real estate in the intown Atlanta market with a particular focus on the Druid Hills Historic District. My license is currently held by Keller Williams Realty Metro Atlanta.

2. Since December, 2024 I have been the listing agent for the property located at 1080 Clifton Road. The property has been marketed as an "as is" property with the expectation that the buyer will need to renovate the home because it is in terrible condition (a state mirroring its state at the time of its acquisition). During the 18-months we have had the property listed we received one written offer on the property. In March 2025 we received a written offer of $1,280,000 for the house subject to due diligence including the right of inspection. In April 2025 that buyer withdrew the offer during the due diligence period after having inspected the house and having determined that renovation was not feasible. Additional efforts to market the house have been unsuccessful even after the seller reduced the listing price several times.

3. As a stand-alone property, i.e., without the dilapidated house, 1080 Clifton Road has a market value of approximately $1,400,000, at a minimum. What makes the property itself so valuable is that the rear of the .4+ acre lot fronts on the private Druid Hills Golf Club (DHGC) which is less than two miles from Peachtree Street—the heart of downtown Atlanta—and there are currently no other similar properties available inside I-285, the perimeter highway that circles Atlanta. In fact, over the last seven years only six similar properties have been available within the Druid Hills neighborhood, similarly located on the golf-course, and the $1.4 valuation is based on the current market value of those six properties.

4. Were this property *not* in the Druid Hills Historic District removal of the dilapidated house would be the logical solution. Following the withdrawal of the only offer that has been made, the Owner of the house initiated an inspection of the house to determine the scope of matters which would have to be addressed by any prospective purchaser if the house was to be preserved. The Owner engaged a licensed engineer to assess the feasibility of renovating the home as opposed to demolishing the home. The engineer extensively analyzed the house, cut access points through the interior plaster to assess the structure itself and determined that the house cannot feasibly be renovated and that it should be demolished.

5. Following that determination, the Owner met with DeKalb County to discuss demolition of the house in light of the engineer's findings. The County was invited to confirm the findings of the engineer but engaged a consultant who did not undertake the same analysis undertaken by the Owner's engineer.

6. In response to the report prepared by the county's consultant, the Owner additionally employed five experts in the areas of mold remediation, foundation and framing repair, termite control, and

economic feasibility to determine whether renovation was even possible. Each of these experts also concluded that the house could not be renovated given the extensive decay and structural damage and recommended that the house be demolished. Unfortunately, the analysis required to come before the Historic Preservation Commission to obtain a demolition permit necessitates obtaining reports which the Owner is then required to disclose to any prospective purchaser. Purchasers who have reviewed the home, when presented with a thorough analysis of the structure and the feasibility of renovation universally have terminated their interest in the property given the restrictions on the property connected with its presence in the Druid Hills Historic District. The reports demonstrate that renovations are not possible but obtaining permission to demolish is not certain given DeKalb County's imposition of a certificate of appropriateness review that makes issuance of a demolition permit conditioned on approval by the Historic Preservation Commission.

7. While the property would readily be marketable were the demolition of the house not regulated by the Druid Hills Historic District, the restrictions caused by its inclusion in the Historic District render the property no longer economically viable. In the absence of approval to demolish the house, further marketing of the property is a waste of time – there is no market for a property on which a house cannot be built and the existing structure cannot be renovated. The real estate market will not support the price that would have to be procured to both fund the renovations (even if they were possible) and the land.

8. As such the imposition of the historic regulations as applied to the property render the property virtually valueless as it is presently restricted and there has been no interest in the property under the current restrictions. Those restrictions dramatically devalue the property compared to other similarly situated properties not so restricted and effect a devaluation in excess of $1,000,000 in value for the property if a buyer even could be located who would take the risk of not being able to procure a demolition permit.

FURTHER AFFIANT SAYETH NOT.

This 12th day of June, 2026.

Scott Riley

Sworn to and subscribed before me

this 12th day of June, 2026.

Notary Public

My commission expires:

KIM ISRAEL NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 06/28/2029

Request for Certificate of Appropriateness
1080 Clifton Road NE

Request for Demolition of Existing Structure and Construction of Compatible Replacement Residence

Presented on behalf of:

Robert H. ("Bobby") Buckler

HPC-26-1248076

Please View in Slide Show Presentation From Beginning Slide and toggle with right arrow to next slide



Applicable Guideline Section 7.3.3
Demolition and Relocation

(predating 12/15/25 Amendment)

- **Rule 7.3.3** Permits Removal of historic buildings when they are so unsound that rehabilitation is not possible.

  Guideline – In applying for the demolition of a historic structure, the applicant must submit:

- • a historic structure report with a statement regarding the feasibility that the structure may be rehabilitated
- • report must be signed by a Secretary of Interior qualified licensed architect or **licensed structural engineer (our engineer reports are all signed/stamped)**

Questionable Historic Significance

As a threshold matter, there is no evidence of historical significance:

- Unknown architect.
- No significant resident.
- No identified historic event.
- No individualized significance analysis.

Only basis in the record for its historical status is that it is greater than 50 years old.

- No State law or County Ordinance that defines every structure greater than 50 years old as "historic".
- Designation as "historic" is arbitrary and capricious.

Substantial Loss of Historic Integrity

Extensive water intrusion has damaged structural and architectural elements throughout the residence making renovation cost prohibitive and impossible.

Roof failure, foundation settlement, wood rot, mold growth, and structural deterioration have compromised the building's integrity.

Rehabilitation would require replacement of approximately 75% of exterior walls, 50% of interior walls, and 100% of the foundation.

At that point, preservation becomes NEW construction even if rehabilitation was attempted.

The residence no longer contributes positively to the historic district in its present condition.

Historic preservation seeks to preserve historic resources—**not reconstruct** them after their historic fabric has been lost.

Shull, Professional Engineer Concludes Complete Replacement of the Structure & Foundation is Required by IRC, 2024

- **Conclusion:** required remediations would be **so extensive** that implementing those repairs would be **practically impossible** while

It is our professional opinion that the required remediations are so extensive with respect to the observed substantial damage and required substantial improvements that implementing those repairs would be practically impossible while retaining the appearance of the front brick façade including the brick veneer, fenestration, and finish materials. It is our recommendation that the structure and its complete foundation be removed and replaced with construction complying with the requirements of International Residential Building Code (IRC), 2024.

requires that substantial structural damage to gravity load carrying components be rehabilitated to comply with the International Building Code, 2024.

- Relies upon International Residential Building Code, (IRC), 2024 Chapter 2 definitions for “Substantial Damage” and “Substantial Improvements”.

(Shull Report ¶ 3)

Engineer Train's findings include:

Foundation

- Settlement
- Cracking masonry
- Standing water
- Failed drainage
- Rusted support columns
- Moisture intrusion
- **Non abatable mold** problems

Structural Framing

- Rotted sill plates
- Rotted studs
- Crushed beam supports
- Split floor joists
- Significant deterioration of load-bearing elements
- Failing roofs
- Termite damage

UNSAFE CONDITIONS THAT GENERALLY JEOPARDIZE PUBLIC SAFETY & WELFARE

Train Letter 12/12/25; Train Aff. 2.

Engineer Train Concluded Structure is a Liability: Life Safety Concerns In Accessing The Property—Rehabilitation Not Possible—Structure Must be Demolished

repairing the exterior walls.

In its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life safety concerns due to exposure to mold and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible.

The recommendation is to completely remove the existing structure and the foundation. Supporting pictures are available.

William S. Train, P.E. – Structural Engineer

Train Letter, p.3; Train #2 Aff. ¶ 4.

Train Statements Supporting Structure As Liability—Attempt to Repair Façade Will Lead To Cascading Failure of Bricks

10. One last thing of note was that during my last review of the front facade of the house, I found that the front facade was no longer plumb. In fact, as the result of the movement of the front foundation, as well as the failure of the mortar between the bricks in places on the front facade, there was a bow or bulge of 2 to 3 inches in the front facade. The fact that the front facade is not plumb contributes significantly to my conclusion that the house cannot be renovated while maintaining the front facade. Any attempt to lift the house in an effort to repair the foundation would inevitably lead to a cascading failure of the bricks on the front facade given the lack of any "tie-backs" for the bricks, the deteriorated condition of the mortar and the existing bow in the facade.

Train Aff. #2 ¶ 10

Mold Specialist Reports Hazardous Mold that Cannot Be Remediated and Requires House to be Demolished

- Lab Testing shows High Spore Counts of 12 Species of Highly toxic mold that can produce mycotoxins that **may lead to serious health problems.**
- Mold **cannot be removed or remediated** because
  - Removal would be extremely hazardous and expensive
  - Removal would require removal of all plaster and lath from all walls
  - Removal would require all framing, sheathing and piping to be replaced and/or chemically treated
  - Mold is so pervasive in foundation and brick that removal is not possible without replacing all of it

Rimondi Affidavit

John Rimondi
(Mold Specialist)

testing from EMSL's lab showed the following types of mold to be present in the house: Ascospores;Basidiospores;Bipolaris;Chaetomium;Cladosporium;Curvularia;EpicoccumRust; Stachybotrys/Microascus;Acremonium;Oncopodiella;Penicillium/Talaromyces;and, Sordaria. Included within these types of hazardous molds are some that are highly toxic and can produce mycotoxins that may lead to serious health problems. Seven of these types of mold were found to to be in the high spore count range (over 1,000 spores per Microscope Slide Count). From a private and public health standpoint, the only way to eliminate the health hazards associated with the many types of toxic molds present in the house is to demolish the house and safely, remove the material containing the mold from the site;

7. In conclusion, it is my professional opinion that the mold present in the house at 1080 Clifton Road cannot be removed or remediated to the extent necessary to permit the current structure to serve as a basis for a renovated house.

Rimondi Affidavit ¶¶ 5, 7.

The Residence is a Liability and Does Not Contribute To the Architectural Character Of the Historic District

Riley Aff. ¶¶ 6-8

economic feasibility to determine whether renovation was even possible. Each of these experts also concluded that the house could not be renovated given the extensive decay and structural damage and recommended that the house be demolished. Unfortunately, the analysis required to come before the Historic Preservation Commission to obtain a demolition permit necessitates obtaining reports which the Owner is then required to disclose to any prospective purchaser. Purchasers who have reviewed the home, when presented with a thorough analysis of the structure and the feasibility of renovation universally have terminated their interest in the property given the restrictions on the property connected with its presence in the Druid Hills Historic District.

:

cts for

7. While the property would readily be marketable were the demolition of the house not regulated by the Druid Hills Historic District, the restrictions caused by its inclusion in the Historic District render the property no longer economically viable. In the absence of approval to demolish the house, further marketing of the property is a waste of time – there is no market for a property on which a house cannot be built and the existing structure cannot be renovated. The real estate market will not support the price that would have to be procured to both fund the renovations (even if they were possible) and the land.

tribute to unsafe,

ted –practical result is

8. As such the imposition of the historic regulations as applied to the property render the property virtually valueless as it is presently restricted and there has been no interest in the property under the current restrictions. Those restrictions dramatically devalue the property compared to other similarly situated properties not so restricted and effect a devaluation in excess of $1,000,000 in value for the property if a buyer even could be located who would take the risk of not being able to procure a demolition permit.

ear (Riley Aff. ¶ 6).

rain Letter 12/1/26, Riley Aff. ¶ 6)

Ladisic Affidavit Supporting Structure As Liability

condition. As a result, any renovation of the current structure would necessitate lifting or dismantling substantial portions, if not all, of the existing structure so that the current foundation can be completely replaced. Such a process would result in a failure of the masonry veneer and adjoining wood framing. Given the poor state of the brick and masonry cladding and the lack of any modern appliances for securing the brick to the framing and sheathing, any lifting of the house would result in a cascading failure of the brick exterior;

4. The wood framing, in particular the sill plate, is so damaged by water and mold that the entire sill plate would have to be replaced, as would most of the exterior framing. Like any repair or replacement of the foundation, replacing the sill plate would require a lifting of the structure. For reasons heretofore stated, lifting the house is impossible without there being a resulting failure of the exterior of the structure;

- Lifting will result in **failure of the exterior of the structure**

Ladisic Aff. ¶ 3-4.

Gooch/Cooper Statements Structure Is A Liability and Must Be Demolished

results in rot and mold to the framing behind it. Considering these findings, it became apparent that from the foundation and exterior framing both lack the structural integrity needed for any course or repair to be an appropriate course of action.

5. The "pillar foundation" is not compliant with the current building code and it cannot be sufficiently repaired to bring it into compliance. As a beginning point residential foundations in Dekalb County are required to meet the specifications set forth in Chapter 4 of the Georgia

(Gooch/Cooper Aff. ¶ 5)

6. The current foundation supporting the front facade of the house cannot be feasibly repaired to permit a demolition of the house while maintaining the front facade. There has been significant settling and movement in the foundation along the front of the house. This has

front façade." (Gooch/Cooper Aff. ¶ 6)

8. In conclusion, any attempt to use the existing foundation, even with repairs, in a renovation of the house will be met with failure.

Gooch/Cooper Aff. ¶¶ 3, 5, 6

Rehabilitation Would Require Reconstruction of the Structural Frame & Completely New Foundation

- Front East façade brick wall cannot be repaired or preserved and any attempt to repair it will result in cascading failure of the brick facade.
- Approximately 75% of exterior walls require removal and replacement.
- Approximately 50% of interior walls require removal and replacement.
- Structural members throughout the house require replacement.
- Completely new foundation required to meet IRC Building Codes.

Train Letter, p. 3; Tran Aff. #2 ¶¶ 9-10; Shull Report; Gooch/Cooper Aff. ¶¶ 6, 8.

Train Analyzed Building Codes

"To structurally rehabilitate the house in its present condition to current codes would not be possible." Train Letter, p. 3

essential parts of the structural frame. It would be technically infeasible to replace partial elements of the stud walls without replacing the entire frame of the stud wall. The rotted floor joists would require removal of the

In its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life safety concerns due to exposure to mold and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible.
The recommendation is to completely remove the existing structure and the foundation. Supporting pictures are available.

See also Train Aff. #2 ¶ 4

reviewed a structural analysis of the structure prepared by William Train, a structural engineer licensed by the State of Georgia, it is my professional opinion that it is not possible, much less economically feasible, to renovate the house using the existing structure as a basis for the renovation. At a minimum, any attempt at such a renovation would require a new foundation, sill and framing, brick and mortar cladding and roof for the front facade of the house. The basis for my opinion is as follows:

3. The existing foundation is noncompliant with the Dekalb County Building Code and cannot be reused. To meet current code the foundation would have to be renovated to meet present code requirements for such things as (1) footing size and depth; (2) reinforcement; (3) verified soil bearing capacity; (4) waterproofing and drainage, and (5) anchorage and uplift resistance. In sum a renovation of the existing foundation is not possible given its current condition. As a result, any renovation of the current structure would necessitate lifting or dismantling substantial portions, if not all, of the existing structure so that the current foundation can be completely replaced. Such a process would result in a failure of the masonry veneer and adjoining wood framing. Given the poor state of the brick and masonry cladding and the lack of any modern appliances for securing the brick to the framing and sheathing, any lifting of the house would result in a cascading failure of the brick exterior;

4. The wood framing, in particular the sill plate, is so damaged by water and mold that the entire sill plate would have to be replaced, as would most of the exterior framing. Like any repair or replacement of the foundation, replacing the sill plate would require a lifting of the structure. For reasons heretofore stated, lifting the house is impossible without there being a resulting failure of the exterior of the structure;

Requiring Reconstruction That is Cost-Prohibitive and Not Economically Feasible is an Unconstitutional Taking

7. While the property would readily be marketable were the demolition of the house not regulated by the Druid Hills Historic District, the restrictions caused by its inclusion in the Historic District render the property no longer economically viable. In the absence of approval to demolish the house, further marketing of the property is a waste of time – there is no market for a property on which a house cannot be built and the existing structure cannot be renovated. The real estate market will not support the price that would have to be procured to both fund the renovations (even if they were possible) and the land.

8. As such the imposition of the historic regulations as applied to the property render the property virtually valueless as it is presently restricted and there has been no interest in the property under the current restrictions. Those restrictions dramatically devalue the property compared to other similarly situated properties not so restricted and effect a devaluation in excess of $1,000,000 in value for the property if a buyer even could be located who would take the risk of not being able to procure a demolition permit.

Constitution.

(Riley Aff. ¶ 7-8).

Photographic Evidence In Support Demolition

- There are numerous photos that show the deterioration of the home
- Applicants Experts show a multitude of problems with the front exterior façade that prevent its preservation and would require new construction.
- Similarly, experts show multitude of problems with the existing foundation and the inability to renovate to existing codes and that existing foundations will not support the house—**resulting in eventual failure of the building—thus the foundation cannot be preserved and requires total new construction.**

Entire Front Wall Extensive Termite Damage-Safety Hazard

Deficiencies

3.3.1 Wall Structure

Safety Hazard

EVIDENCE OF STRUCTURAL DAMAGE

FRONT FACADE

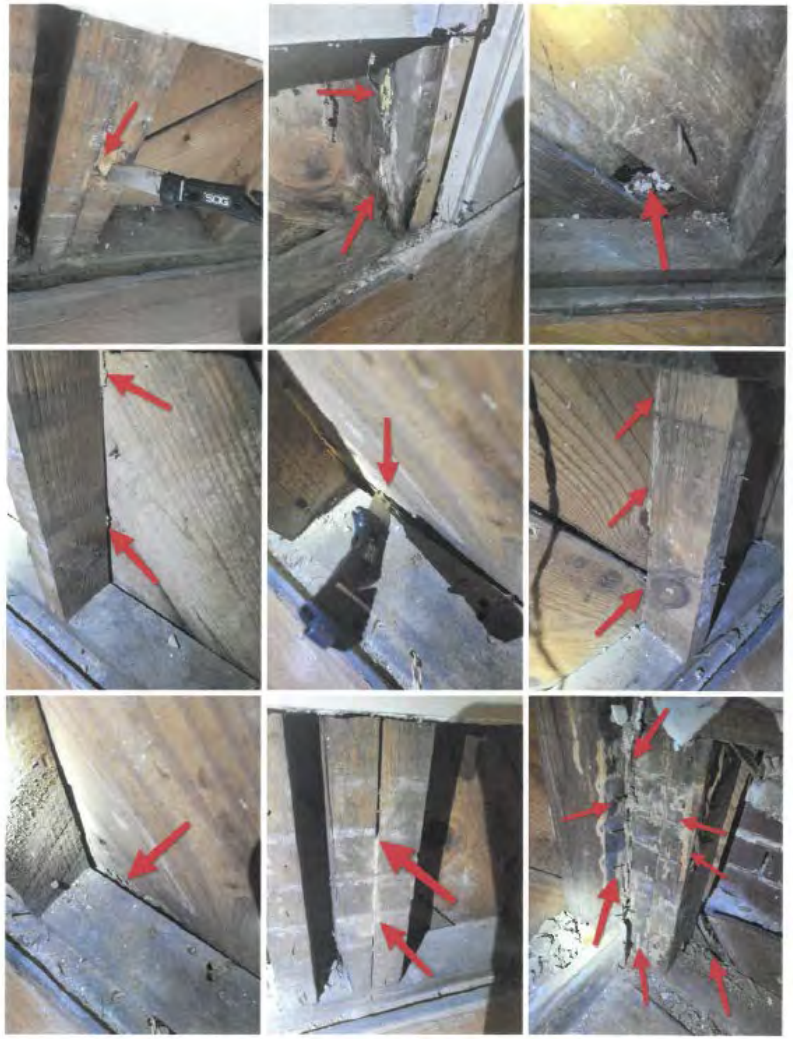
Evidence of structural damage was found in the wall structure due to multiple areas of termite damage throughout the entire front wall of the home. Recommend a structural engineer evaluate and advise on how to repair.

Georgia Structural Pest Control License SP18586 HPC, WDO

Recommendation

Contact a qualified structural engineer.







(Towne, p. 7-9)

Photos of Exterior Front
East Wall (Front Façade) Foundation Settlement



Photo 6

Stair-Step Cracks (SE Corner)



Photo 7

Stair-Step Crack (East Wall)



Photo 8

Stair-Step Crack at Basement

Exterior East Wall (Front of house)

Extensive Water Leaks & Water Damage Coming through Exterior Foundation



Photo 10
Water Leak Staining / Damage



Photo 11
Water Leak Staining / Damage



Photo 12
Water Leak Staining / Damage

More Evidence Water Leakage/Damage To Roof Structure



Photo 13
Water Damage at Vent



Photo 14
Containers to Collect Water



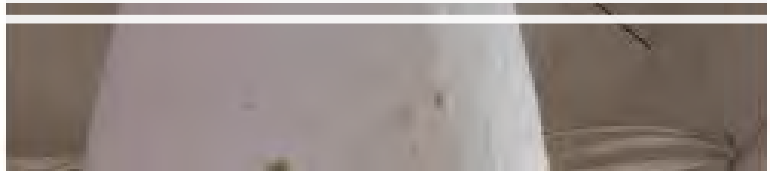
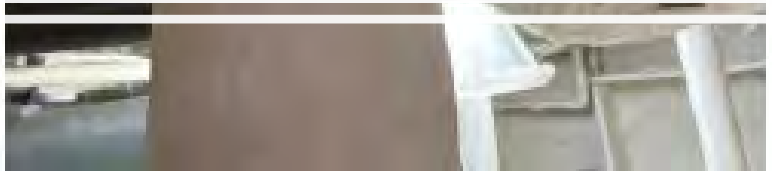
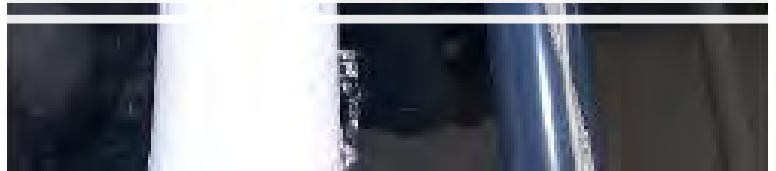
Photo 15
Dislodged Roof Rafter

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.**





Pillar Foundation Columns No Longer Bearing the Load

Rusted Foundational Column Supports (footings have failed)



Photo 31
Rusted Bottom of Column



Photo 32
Rusted Bottom of Column at Adjacent Shoring Post



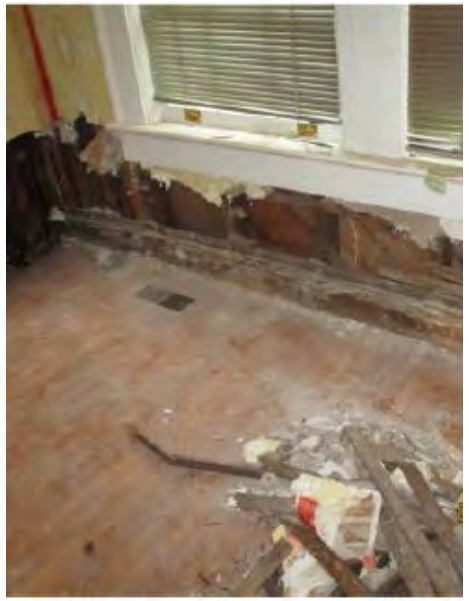
Photo 41

Mold / Rot over North Window at Sunroom / Enclosed Porch



Photo 42

otten Framing over North Window at Sunroom / Enclosed Porch





Extensive Structural Wood Rot In Multiple Locations

Sunroom/Enclosed Porch Roof Damage

(county consultant acknowledged DEMOLITION is appropriate)



Photo 40

Roof of Sunroom / Enclosed Porch



Photo 39

Roof of Sunroom / Enclosed Porch



REMOVAL WILL NOT ADVERSELY IMPACT HISTORIC DISTRICT

- This residence is an eyesore and a public health & safety concern.
- Its deterioration will continue, until it falls down because it makes no financial sense to renovate it.
- Removing it will not adversely impact the historic district.
  - On the contrary, demolishing it and allowing a modern replica of a historic design will serve two purposes:
    - 1) remove the public safety hazards; and
    - 2) positively impact the historic district.





Adjacent Neighbor Wants The House Demolished

Tammy Ellerbe Troy, twilkesellerbe@gmail.com, 404.229.6973: Supports Demolition

From: twilkesellerbe@gmail.com <twilkesellerbe@gmail.com>
Sent: Sunday, March 8, 2026 11:55 AM
To: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Cc: 'Bobby Buckler' <bobbybuckler7@yahoo.com>
Subject: Tammy Ellerbe Troy - Support for Robert Buckler's Application for COA - 1080 Clifton Road

Dear Ms. Bragg and Ms. Jennings,

My name is Tammy Ellerbe Troy and I am the owner of the property at 1088 Clifton Road, NE, which is on the northeast side and immediately adjacent to the house at 1080 Clifton Road, NE. I am writing to you in support of Mr. Robert H. Buckler's request to demolish the house at 1080 Clifton Road, NE.

One of the reasons I purchased my home was its location in the Druid Hills Historic District. I believe wholeheartedly in protecting the visual quality of homes within the district such that the history and heritage of the neighborhood are reflected. If a home can be preserved in its original form through renovation, that is always the best option. However, if the structural integrity of an existing historic home prevents it from feasibly being renovated, then a newly constructed house that complies with the design guidelines adopted by the (Dekalb County) Historic Preservation Commission is the best option.

I purchased my home in July 2003. In the 22 years I have lived there, I cannot recall any exterior (roof/structure/foundation) maintenance projects next door. Since Mr. Buckler's acquisition of the property, I have been permitted to inspect the house, both inside and out. While I encourage engagement of a qualified structural engineer to confirm, it is my opinion that in its current condition, the house cannot be renovated. On the exterior of the house, the damage to the foundation and roof is visible and extensive and appears beyond repair. The interior of the house also does not appear salvageable. There is extreme water damage to ceilings, walls, windows, doors and floors and extensive dangerous mold throughout. The condition of the inside is obviously due to the current state of disrepair on the outside. The house is literally falling apart.

In my opinion, it would be better to demolish the existing structure and construct a new home that complies with the Druid Hills Historic Guidelines than to continue to have a crumbling down old house that no one is willing to purchase and/or renovate on the existing foundation. In its current condition, the home does not protect the visual quality expected within our historic neighborhood.

Respectfully,

Tammy Ellerbe Troy
twilkesellerbe@gmail.com
404.229.6973



The Proposed Residence Respects the Historic District

- Uses brick as the primary exterior material.
- Uses traditional Tudor-inspired detailing.
- Includes steep roof pitches characteristic of historic homes on Clifton Road.
- Maintains residential scale.
- Preserves neighborhood character.



Pinehurst / Ivory



Pinehurst



Pinehurst



Pinehurst

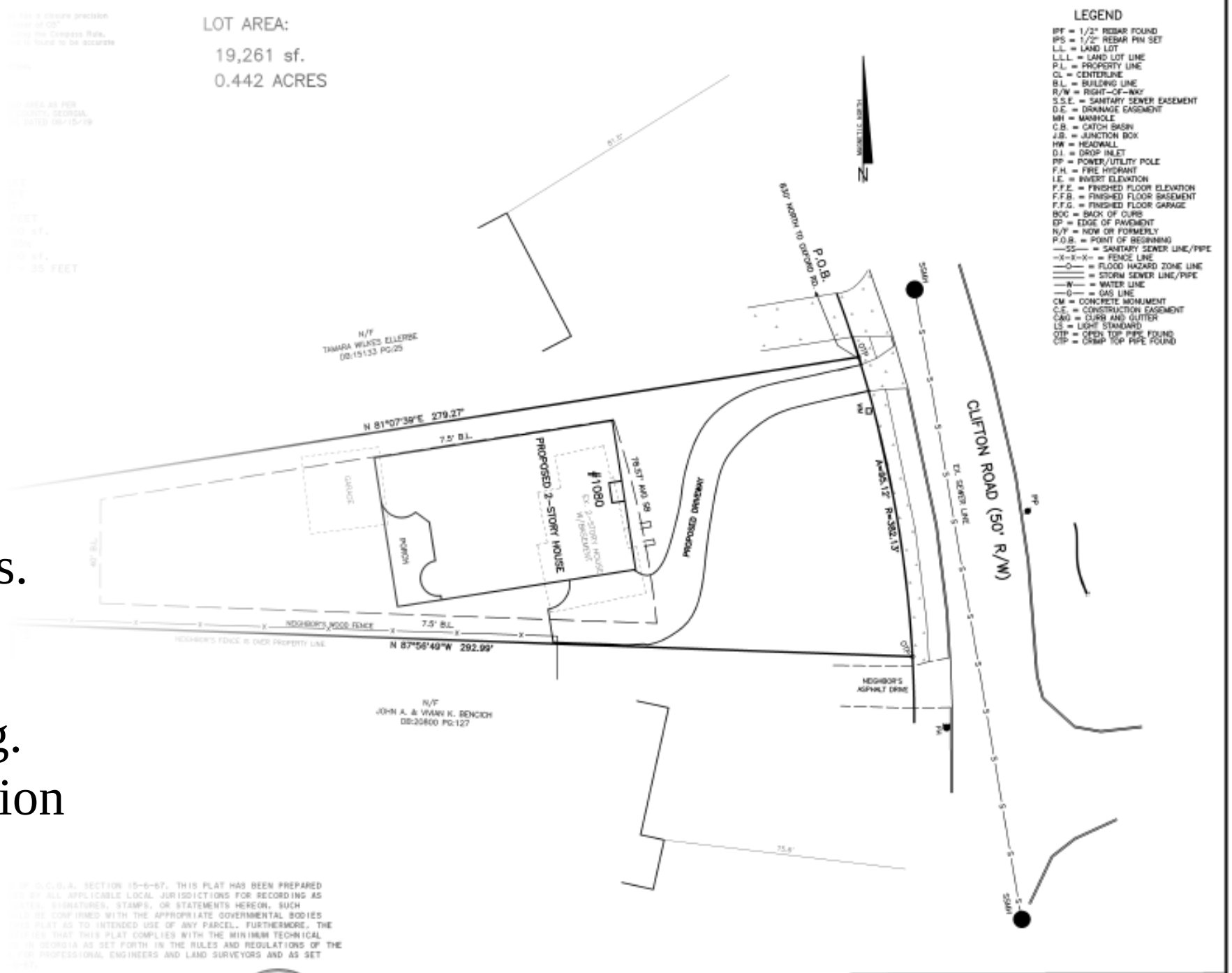
Proposed Materials

The proposed design includes:

- Cherokee Pinehurst brick.
- Ivory mortar.
- Stucco and half-timber detailing and Hardie Board Battens.
- Weathered Wood CertainTeed Grand Manor roof.
- Front Façade Cream Limestone accents.
- Dormers Ivory Stucco
- Oak entry door.
- Marvin Windows Bronze

Site Compatibility

- House remains a single-family residence.
- Compatible setbacks.
- Compatible lot coverage.
- Compatible massing.
- Compatible orientation to Clifton Road.



Requested Action

The evidence establishes:

- Extensive structural deterioration
- Unsafe and uninhabitable conditions
- Rehabilitation not technically feasible
- Recommendation from several licensed structural engineers and building experts to remove structure

✓ Structure is so unsound that rehabilitation is not Possible

✓ Architecturally compatible replacement design has been submitted.

Accordingly, Applicant respectfully requests approval of the demolition Certificate of Appropriateness and approval of the proposed replacement residence.

C·E·R·M

1080 Clifton Rd Structural Assessment
Atlanta, Ga
CERM Proposal No. 1225-01478

Assumptions and Exemptions

- The scope of work covers the main structural residential building and does not include any other structures on the property.
- Any scope of work required beyond the scope of work listed above (assessment report and 3 historic preservation hearings) will be charged at a rate of $260.00 per hour. This rate is portal to portal when travel is necessary.
- Sykes' Structural Engineers are qualified and certified to provide a structural report on the structural integrity of the building only.
- Sykes' Structural Engineers are not qualified or certified in historical preservation and therefore cannot address the degree of architectural/historical integrity or whether demolition would adversely impact the historic district.
- Construction, rehabilitation, or demolition pricing information is outside the scope of this project.

Sykes/Dills Report Violates the Standards of Care for Structural Engineer Reports

Rule 180-12-.02 Sealing of Documents

(1) The term, "documents," as used herein shall mean engineering and/or land surveying work issued in the form of plans, drawings, maps, surveys, reports, specifications, design information, and calculations, including such work issued in digital form.

(2) The term "issued" as used herein shall mean documents in the final form which bear the seal, signature and date of the registrant and the entity's Certificate of Authorization Name, Authorization Number and Expiration date of the COA (as required by GA Law 43-15-23. Practice of professional engineering by or through firm, corporation, or other entity for COA requirements.)

(3) The registrant shall seal, sign and date and provide COA name, Authorization Number and expiration date of the COA all original final documents which are issued to a client or any public agency. The sealing of documents by the registrant shall certify that the work was performed by the registrant or under the direct supervisory control of the registrant on a daily basis. For engineering documents, the date of signature shall be placed immediately under the seal and signature.

- Even after the March revision attempted to cure the signature issue, the substantive deficiencies remained unchanged.
- It would be negligence for the County to rely upon the Sykes/Dills.

Train Aff. #2 ¶¶ 5-6.

Train Concludes Sykes/Dills Conclusions Are An Impossibility

William S. Train, a **licensed structural engineer with 24+ years experience,** points out inconsistencies in the Sykes/Dills Report that render conclusions within it **impossible**.

connections was not addressed since a structural analysis of existing framing is not included in Sykes scope of work". In reality, it is simply not possible to conclude that existing framing is sound without first doing a structural analysis of the existing framing. As another example, on P.13, Sykes states that the "Foundation could not be assessed". In reality, it is impossible to reach the conclusion Sykes reached regarding the structural soundness of the house for rehabilitation purposes without first assessing the soundness of the foundation. In contrast, in my investigation, which is the subject of a signed and stamped report, I did assess both the structural soundness of the framing and foundation

Train Aff. #2 ¶ 5.

Per Structural Engineer Train Sykes/Dills Analysis Is A Total Failure to Perform Job It Was Hired to do

report was accomplished in general accordance with CERM Proposal No 1225-01478 dated December 12, 2025". A review of that Proposal, a copy of which is attached as Exhibit A to this Affidavit, requires that "Sykes will conduct an on-site structural assessment including foundation, framing, load-bearing elements an envelope". The Proposal also required that the "evaluation must determine if the structure is so unsound that rehabilitation is not feasible or whether demolition is justified for public safety".In sum, Sykes not only failed to produce a substantive report with respect to the structural soundness of the house, they also failed to conduct the basic investigation they were paid to perform.

Train Aff. #2 ¶ 6.

What Dills Did NOT Analyze

Dills expressly states:

- *"The overall adequacy of the existing fram connections **addressed si analysis of e is not includ scope of wor*

- *"Need to verify framing is adequate…".* (Dills, p. 19)

STRUCTURAL ASSESSMENT

ons was not not

Bobby's Experts Assessed Framing

i. Need to verify framing is adequate or if beam reinforcing / replacement is necessary. See **Rehabilitation Feasibility Section 2.a**.

FOUNDATIONS WERE NEVER EVAULATED BY DILLS

Dills admits:

- *"Foundations could not be assessed since requi* (Dills

She als

- Unkn walls. (
- Unknown foundations under column (Dills, p. 13)
- Unknown thickness of slab. (Dills, p 13)

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

ome are in extremely
ction. See **Photos**

See **Photos 30 and**

walls and 8" CMU

   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

Bobby's Experts did assess the foundation and the columns

DILLS NEVER INSPECTED ROOF

(Dills 3/24/26 Report at p. 2, ¶ 3 (4); p. 8(c)(i); p. 18(1)(b))

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

c. Roo

Bobby's Experts inspected the Roof

m the

ct the

other

deficiencies.

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

Dills Admits Additional Studies Are Required

The report repeatedly states additional investigations are needed:

- Mold assessment: Recommended 6 times (Di… 20).
- Asbestos … Recomme…
- Lead pain… Recomme…
- Structural… Recomme… 19).
- Roof specialist evaluation: Recommended (Dills, p. 8, 18).

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

…of this report. If …mmends a …enovations …

…oof from the …o inspect the …d any other …

b. Sykes recommends a roof assessment for main building.

Bobby's Experts did these studies

Dills Admits She Cannot Evaluate Economic Feasibility

Most damaging admissions:

- *"Sykes co*
  determin
  is feasibl
  standpoi
- *"Structu*
  existing f
  scope of this report.
- *"Sykes recommends a complete analysis for current framing*

2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.

ope of this report. If
recommends a
osed renovations
r rehabilitation /

as not complete

Bobby's Experts did evaluate Economic Feasibility

Dills, p. 18

Dills Did not Do A Structural Analysis

- Dills states "*adequacy framing a not addre structural framing is Syke's sc p. 6)*
- Dills states "*Structural analysis of the existing framing is not in the scope of this report.*" *(Dills, p. 18)*

Bobby's Experts did a Structural Analysis

connections was not
framing is not

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.

Dills Admits Cost Analysis Was Outside Her Scope

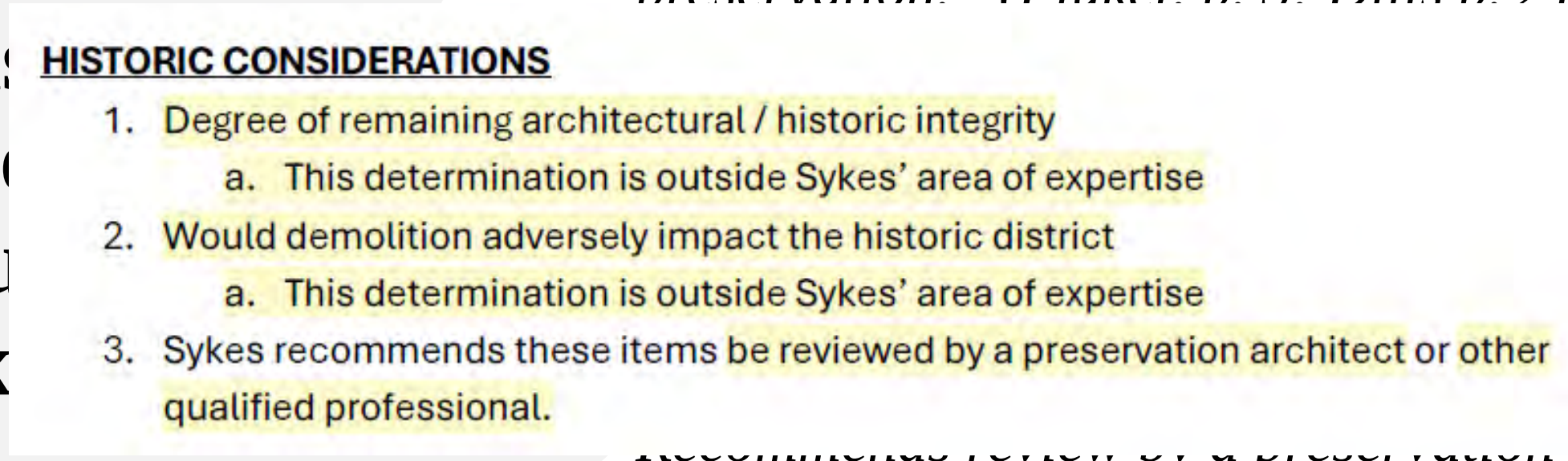
"Construction, rehabilitation, or demolition pricing information is outside the scope of this project." (Dills, p. 18)

2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.

Dills Admits His Pr Ou Ex

The Engineers hired by the County stated:

- *"Sykes' Structural Engineers are **not qualified** or certified in historical preservation." (Fluker, p. 3; Dills p. 21)*



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.

toric
ker, p.
de her
Recommends review by a preservation architect or other "qualified" professional. (Dills, p. 21)

Dills' Own Findings Support Major Structural Failure

Even accepting her report as true, Dills found:

- **Settlement:** Stair-step cracking consistent with foundation movement (Dills, p. 6, 19).
- **Dislodged roof framing:** At least one valley rafter is dislodged (Dills, p. 8, 9).
- **Severe damage:** Breakfast nook framing and porch roof severely damaged (Dills, p. 10, 20).
- **Damage extending roof-to-basement:** Damage extends from roof through lower floors (Dills, p. 12).
- **Crushed beam supports:** Compression and bearing failure at columns (Dills, p. 12).
- **Rusted structural columns:** Some columns in "extremely poor condition” (Dills, p. 13, 14)
- **Extensive rot:** Wall studs and sheathing partially rotted away (Dills, p. 3, 15, 16).
- **Mold:** Observed throughout damaged areas (Dills, p. 9, 10, 15, 18, 20).

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

e wood

Bobby's Experts did mold analysis

R rt

Dill Found Public Safety Hazards



Photo 24

Breakfast Nook Wall Framing



Photo 41

Mold / Rot over North Window at Sunroom / Enclosed Porch



Photo 21

Dining Room Wall Framing



Photo 20

Dining Room Wall Framing

Dills' Photos Showing Mold And Extensive Structural Damage

Applicant Experts Spent Significant Time Inspecting vs. 5 Hours Total By County Consultant

HOUSE INSPECTION 1080 CLIFTON ROAD

Corporate Environmental Specialist Ken 678 457 7113

On site inspectors Christian and Tammy

9:30 Preliminary inspection walk around the exterior of the house and walk through the house all three floors.

10:00 Tammy and Christian draw plans of each room of the house and the basement.

11:00 Inspection begins in the basement. Inspect the floor, supports, ceiling joists, exterior walls where water intrudes. Crawl space area they went partially in and took pictures. Totally inspect all 4 brick walls. Inspect all sills they could see. They took a lot of pictures of the cracked walls where water intrudes.

11:40 Basement complete. Move to kitchen and breakfast nook. Inspected open rotten walls. Inspected dinning room all open walls, living room walls and windows. Inspected ½ bath, windows and hallway. Inspected fireplace. Inspected water damage over the stairway. Inspected sunroom, floor, walls, ceiling and roof. Major damage took many pictures. All inspections were done with a probe. No major testing tools were used.

Lunch 12:30- 1:30 1:30 Outside inspection 4 walls, inspected bricks and mortar. Inspected foundation as much as they could see. Took pictures. 2:30 Inspected the back side of the roof visual only did not climb up.

2:40 Inspected upstairs blue bedroom, all windows and wall openings checked for water damage. Inspected flat roof over sunroom major damage. Inspected bathroom #2 All windows and walls. Inspected bathroom between bedrooms.

Knapper P.O Box 53315 Atlanta, Georgia 30355; (404) 667.5678

Inspected Master bedroom and bath. Major damage in master bath including walls, ceiling, floor, shower and floor joists.

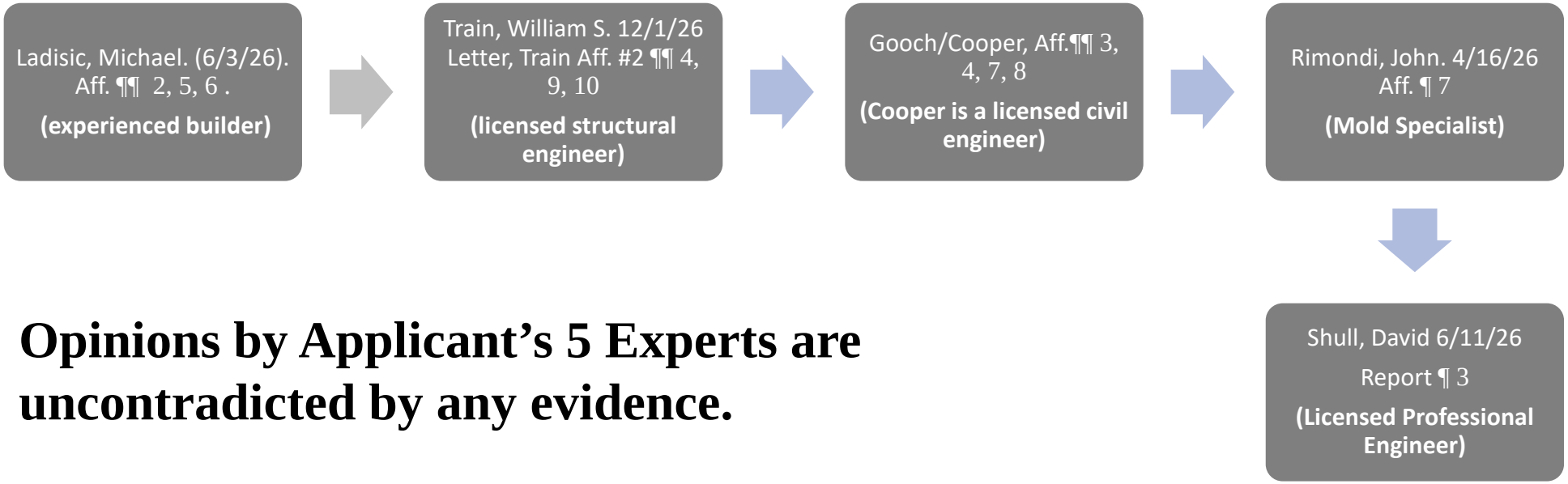
2:50 Attic Inspection, Inspected Rotten part of roof over master bath. Inspected rafter and ceiling joist dimensions. Inspected visually for mold and mildew on the rafters and was noted.

3:15 Inspected all interior walls for cracks.

3:30 Inspection complete.

Dills was at the property a single visit from 9:30 a.m. to 3:30 p.m. with a 1 hour lunch from 12:30 p.m. to 1:30 p.m. (Iron Sharpens Iron Report). In Contrast, Train inspected the house 5 times (Train Aff. #2 ¶ 10) . In addition Applicant had multiple other experts inspect and evaluate the house.

Renovating Is not Feasible/Possible Per Multiple Qualified Experts



Opinions by Applicant's 5 Experts are uncontradicted by any evidence.

The County's only "consultant" who has looked at this **has disqualified herself from opining as to economic feasibility** and has stated this is ***outside her scope of work.***

Preservation Goals Are Better Served by Compatible Replacement Than Failed Preservation

The purpose of historic preservation is to **preserve** historic character.

Where a structure has deteriorated beyond reasonable rehabilitation:

- **Demolition is only option – it cannot be renovated.**
- A compatible replacement can preserve neighborhood character.
- The district benefits from reinvestment rather than continued deterioration.





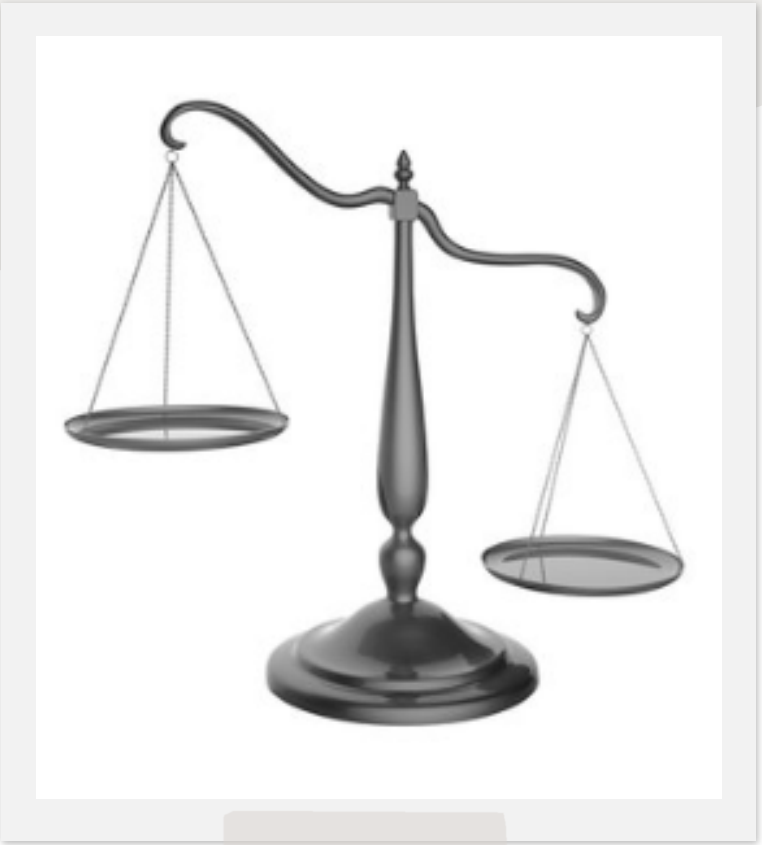
Evidence Supports Demolition
Under Either Old or New Rule 7.3.3

The Residence:	Is a public safety hazard (mold, asbestos, risk of collapse)	Has substantially lost any historical value (requires all new construction)	Does not contribute to historical character in its present state (risk of collapse)	Rehabilitation not economically feasible – requires virtually total NEW construction
The County's Consultant:	Did not do mold studies; did not analyze framing or foundations	Disqualified on historical value/integrity	Disqualified on historical character/integrity	Did not determine economic feasibility .

HPC Has Granted COAs For Other Houses in the Area With Less Deterioration

- 1035 Oxford (owner said Applicant's property is far worse than his was) (Buckler Aff. ¶ 3)

Evidence Supports Grant of Certificate Of Appropriateness



- The evidence before the Commission is uncontroverted that the structure suffers from extensive structural deterioration, pervasive water intrusion, mold contamination, foundation settlement, and failure of critical structural systems.
- Every qualified expert who evaluated rehabilitation feasibility concluded **rehabilitation is not feasible**.
- The proposed replacement residence is architecturally compatible with Clifton Road and better advances the preservation goals of the district than continued deterioration of a structure that cannot realistically be preserved.
- **The Certificate of Appropriateness should be approved.**

References

- Design Manual for Druid Hills Local Historic District, Dec. 2025.
- Dills, Tammie. (3/30/26). Structural Analysis Report. CERM.
- Gooch, Nathan/Cooper, Michael. Affidavit.
- Fluker, Kenneth. (12/12/25). Proposal for Structural Assessment.
- Iron Sharpens Iron Report. Time Summary of Tammie Dills on site Inspection.
- Ladisic, Michael. (6/3/2026). Affidavit.
- Ramondi, John. (4/16/2026). Affidavit.
- Riley, Scott. Affidavit.
- Shull, David. Shull & Associates, Inc. Report. (6/11/2026).
- Towne, Lee. (4/23/26). Residential Report. Spartan Inspections.
- Train, William S. (12/1/2025). Structural Analysis Summary Letter.
- Train, William S. Affidavit #1. Nov. 2025.
- Train, William S. Affidavit #2. June 2026.

Due Process Objections

Due Process Objection:

- Applicant Objects to finding that house is historical as being arbitrary and capricious.
- Applicant objects on federal and state due process grounds to the Commission's consideration of the Sykes/Dills report without any opportunity for voir dire, cross-examination, discovery, or compulsory process. Applicant requests a ruling on the objection and requests that the objection and ruling be made part of the record.
- Applicant also objects to the City applying its 2015 Amendment to his application and asserts that the Amended Rule is retaliatory and was Amended with the intent to increase Applicant’s burden for a Certificate of Appropriateness and to deny his application. He further asserts that it was an intentional effort to deny him due process.

HISTORICAL PRESERVATION COMMISSION

ROBERT H. BUCKLER (APPLICANT)
HPC-26-1248076
1080 CLIFTON RD

APPLICANT'S MOTION IN LIMINE, OBJECTION TO CONSIDERATION OF THE SYKES/DILLS REPORT, AND DUE PROCESS OBJECTION

COMES NOW Applicant Robert H. Buckler ("Applicant"), and respectfully objects to the admission, consideration, and reliance upon the "Structural Assessment" prepared by Sykes Consulting, Inc. (without having performed a structural analysis) and authored by Tara ("Tammie") Dills, P.E., S.E. (the "Sykes/Dills Report").

Applicant further objects to the procedures utilized by the Historic Preservation Commission ("HPC") insofar as they provide no meaningful mechanism by which Applicant may challenge the qualifications, methodology, factual assumptions, reliability, or competency of expert evidence submitted in opposition to Applicant's request for a Certificate of Appropriateness.

This objection is made to preserve all procedural, constitutional, statutory, and evidentiary issues for purposes of judicial review.

I. THE HISTORIC PRESERVATION COMMISSION IS ACTING IN A QUASI-JUDICIAL CAPACITY AND MUST AFFORD DUE PROCESS TO PROCEEDINGS AFFECTING PROPERTY RIGHTS

The HPC is conducting an evidentiary hearing concerning a specific application affecting a specific parcel of private property. The Commission's decision will be based upon evidence submitted by the parties and will directly affect Applicant's ability to use, sell, rehabilitate, or remove improvements located on that property as well as the economic

value of the property. As such the HPC is acting in quasi-judicial capacity. *City of Cumming v. Flowers*, 300 Ga. 820, 820, 797 S.E.2d 846, 848 (2017)(holding that when administrative agencies are called upon to make factual determinations and adjudicate them, they are considered to be acting in a quasi-judicial capacity).

Both the Georgia Constitution and the Fourteenth Amendment to the United States Constitution require that governmental proceedings affecting protected property interests satisfy the requirements of due process. See Ga. Const. Art. I, Sec. I, Para. I; U.S. Const. amend. XIV. The United States Supreme Court has repeatedly recognized that "[t]he fundamental requisite of due process of law is the opportunity to be heard." *Goldberg v. Kelly*, 397 U.S. 254, 267 (1970).[1]

Where a governmental body intends to rely upon expert evidence in reaching a decision affecting substantive property rights, due process necessarily requires a meaningful opportunity to challenge the competency, reliability, and factual basis of that evidence.[2] Otherwise, the hearing becomes merely a vehicle for the submission of untested opinions rather than a meaningful adjudicative process. Likewise, administrative determinations must be supported by competent evidence rather than speculation, conjecture, or unsupported opinion. *Brasher v. US Xpress Enters.*, 328 Ga. App. 20, 20,

[1] See Ga. Const. Art. I, Sec. I, Para. I ("No Person shall be deprived of …property except by due process of law) and Ga. Const. Art. I, Sec. III, Para. I(a) ("private property shall not be taken or damaged for public purposes without just and adequate compensation first being paid").

[2] *Gore v. Davis*, 243 Ga. 634, 634, 256 S.E.2d 329, 330 (1979)(the fundamental requisite of due process is the opportunity to be heard); *Logan v. Zimmerman Brush Co.*, 455 U.S. 422 (1982)(the government cannot deprive the owner of property their interest without constitutionally adequate procedures); *Mathews v. Eldridge*, 424 U.S. 319 (1976)(due process depends in part on the risk of erroneous deprivation of property rights under procedures used); *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978)(preservation regulations survive constitutional scrutiny only where economically viable use remains); *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992) (when a regulation deprives the property of all economically beneficial use, a taking occurs); *Lingle v. Chevron USA, Inc.*, 544 U.S. 528 (2005)(government regulations affecting property are constrained by the Due Process Clause and Takings Clause).

761 S.E.2d 448, 450 (2014). In any government process that seeks to deprive a person of substantive property rights, there must be mechanisms in place in that process to ensure that there is not an unacceptably high risk of erroneous deprivation and a denial of due process. See *Mathews v. Eldridge,* U.S. 319 (1976)(due process depends in part on the risk of erroneous deprivation of property rights under procedures used).

The Commission proposes to determine whether Applicant must expend enormous sums in an attempt to rehabilitate a dilapidated structure based upon the "evidence" before it including the county's consultant's "report" yet affords no discovery, no cross-examination, no compulsory process, or opportunity to voir dire such witness and only five minutes to be heard. Such procedures inject a very high risk of erroneous deprivation of substantive property rights are constitutionally inadequate due process given the magnitude of the property interests at stake, especially in the instant case where the Applicant stands to suffer well over a million dollars in losses to "preserve" a house with no historic value and little likelihood of success in renovation.

It is quite simple: the property "as is" cannot be sold at any price, especially knowing that the County opposes demolition of the house and insists upon unfeasible and costly renovations that cannot either be guaranteed to be successful or possibly recouped. Thus, the HPC is engaging in an unconstitutional taking without due process of law. If the HPC wants the property renovated, then it can purchase the property and make the renovations itself. Applicant is entitled to the market value of the property as it would be if he were permitted to demolish the current structure and build a replacement structure as proposed.

II. THE HPC PPROVIDES NO MEANINGFUL PROCEDURE TO CHALLENGE EXPERT EVIDNECE IN VIOLATION OF DUE PROCESS

The County intends to rely upon the Sykes/Dills Report as expert evidence concerning structural soundness, rehabilitation feasibility, historic integrity of the structure, and demolition alternatives. Neither the Historic Preservation Act, O.C.G.A. § 44-10-20 et seq., nor DeKalb County Code § 13.5-4 or § 13.5-8 provides standards or procedures governing the admissibility, competency, or reliability of expert testimony.

Likewise, neither the Act nor the Ordinance establishes any standard by which the HPC may determine whether a purported expert opinion is supported by sufficient facts, reliable methodology, or reliable application of that methodology. The Commission is therefore placed in the position of receiving competing expert opinions without any established mechanism by which it may determine whether one opinion is based upon reliable investigation and methodology while another is not.

Further, the Applicant is placed in the position of having no meaningful mechanism by which to challenge the qualifications, methodology, factual assumptions, or reliability of that report. Specifically, Applicant:

(a) has no right to depose the expert;

(b) has no right to cross-examine the expert;

(c) has no right to conduct voir dire regarding qualifications or methodology;

(d) has no right to compel production of underlying calculations, analyses, field notes, photographs, or supporting materials;

(e) has no right to compel attendance of the expert for questioning;

(f) is afforded only a brief presentation period (5 minutes) before the Commission despite the highly technical issues involved.

All of these considerations are mandated by Georgia evidence law for the introduction of expert testimony in <u>all</u> evidentiary hearings. O.C.G.A. § 24-7-702(b). As a practical matter, the HPC's process permits a party (here the County) to submit its purported "expert" evidence while simultaneously depriving the opposing party of any meaningful opportunity to test the reliability of that evidence, the qualifications of the deponent, or teste whether the report satisfies the requirements of O.C.G.A. § 24-7-702. That is precisely the constitutional defect that due process is intended to guard against. Georgia Courts have

consistently held that processes that deny a party the meaningful opportunity to be heard violate due process. *Hoechstetter v. Pickens Cty.*, 303 Ga. 786, 788, 815 S.E.2d 50, 52 (2018) (The fundamental purpose of due process is to provide a meaningful opportunity to be heard); see also *City of Cumming v. Realty Dev. Corp.*, 268 Ga. 461, 461, 491 S.E.2d 60, 62 (1997). The County seeks to rely upon the report as expert "opinion" evidence while simultaneously denying Applicant any mechanism to challenge whether the report or so-called expert satisfies the requirements of O.C.G.A. § 24-7-702.

Where a governmental body proposes to rely upon expert evidence affecting substantive property rights but provides no mechanism by which that evidence can be challenged, the hearing process ceases to be a meaningful evidentiary proceeding and becomes merely an exercise in accepting untested assertions. These due process violations are compounded by the HPC's process of giving an Applicant only five (5) minutes to speak at a hearing—which is mere lip service to due process.

III. IN THE ABSENCE OF ANY COUNTY PROCEDURE GOVERNING COMPETNECY OF EXPERT EVIDENCE, GEORGIA LAW SUPPLIES THE GOVERNING STANDARD

The HPC is a delegated administrative body whose authority is strictly limited to that conferred by statute and ordinance. As a general rule, statutes delegating authority to administrative boards are strictly construed and such bodies may not enlarge their own authority by implication. See *Humthlett v. Reeves*, 212 Ga. 8, 13 (1955); *Premier Health Care Invs., LLC v. UHS of Anchor, L.P.*, 310 Ga. 32, 50 (2020); *N. Fulton Med. Ctr. v. Stephenson*, 269 Ga. 540, 543-44 (1988). The HPC's authority derives from DeKalb County Ordinance Code § 13.5-4 and § 13.5-8 (in turn deriving authority from O.C.G.A. § 44-10-20 "The Historic Preservation Act" et seq.,, which authorize review of applications for Certificates of Appropriateness. Following *Loper Bright Enterprises v. Raimondo*, 603 U.S. 369 (2024), administrative agencies may not create their own standards where the governing statute or ordinance is silent. Courts—not agencies—determine the legal consequences of statutory silence. *Id*.

In accordance with *Loper*, because neither the Ordinance nor the HPC Procedures provide any evidentiary standard governing expert testimony, the gap must necessarily be filled by Georgia law, or the Courts if there is no applicable law. In the instant case, there is quite plainly Georgia statutory law that governs the admissibility of expert testimony in an evidentiary hearing in O.C.G.A. § 24-7-702(b) which provides that expert testimony is admissible only where:

> (1) the testimony is based upon sufficient facts or data;
> (2) the testimony is the product of reliable principles and methods; and
> (3) the witness has applied those principles and methods reliably to the facts of the case.

The General Assembly further adopted the principles announced in *Daubert v. Merrell Dow Pharmaceuticals, Inc.*, 509 U.S. 579 (1993), *General Electric Co. v. Joiner,* 522 U.S. 136 (1997), and *Kumho Tire Co. v. Carmichael*, 526 U.S. 137 (1999). O.C.G.A. § 24-7-702(f). Those standards exist for the purpose of ensuring that purported expert evidence is actually competent and admissible before governmental decision-makers rely upon it.

While administrative proceedings may not be required to apply the Georgia Evidence Code with the same rigidity as a court of record, the General Assembly nevertheless made clear that administrative proceedings remain subject to the requirement that expert testimony be based upon sufficient facts, reliable methodology, and reliable application of that methodology, otherwise the language of O.C.G.A. § 24-7-702(g) would be entirely unnecessary. O.C.G.A. § 24-7-702 states "(g) This Code section shall not be strictly applied in proceedings conducted pursuant to Chapter 9 of Title 34 or in administrative proceedings conducted pursuant to Chapter 13 of Title 50". Use of the word "strictly" without question demonstrates that the legislature nevertheless still intended the code section to give the framework of the process for determining competency and

admissibly even in administrative evidentiary hearings. Due process mandates that it simply cannot be the case that parties have no safeguards at all in place to ensure that only factually accurate, and competent evidence is considered.

IV. THE SYKES/DILLS REPORT DOES NOT SATISFY O.C.G.A. § 24-7-702

As threshold matter, Georgia law requires final engineering reports issued to a governmental authority to be signed, dated, and sealed by the engineer taking responsibility for the opinions expressed therein. O.C.G.A. § 43-15-22; See also Georgia State Board Rule 180-12-.02(3) ("Seals"). That is simply a basic requirement of admissibility The original Sykes report was neither signed nor stamped (Train Aff. ¶¶ 5, 6; & Ex. 19). In reliance on these industry standards, expert William S. Train, P.E. (hereinafter "Train"), hired by Applicant, points out that Dills' first report was not signed or stamped by a licensed engineer as required. (Train Aff. ¶¶ 5-6; see also Gooch Aff. ¶ 2). Although a later revision added Ms. Dills' signature and résumé, the revised report still is not sealed does not cure numerous substantive deficiencies related to insufficient facts or data as pointed out by Train (Train Aff. ¶ 6).

Specifically, the Sykes/Dills report demonstrates that it is not based upon sufficient facts or data by admitting the following:

- No structural analysis of the existing framing was performed (Dills at p. 6, 18) as beyond the scope of engagement;
- The overall adequacy of the framing and connections was not evaluated (Dills at p. 6);

• Foundations were not assessed because excavation was not performed (Dills at p. 13);

• Column foundations remain unknown (Dills at p. 5, 13);

• The roof was not inspected except from the ground (Dills at p. 2, 8);

• Economic feasibility was not determined (Dills at p. 18;

• Additional investigations by other specialists are recommended before various issues can be evaluated (Dills at p. 18);

• Historic integrity is outside the author's expertise (Dills at p. 21);

• Impact upon the historic district is outside the author's expertise (Dills at p. 21).

Train, a structural engineer licensed in Georgia for more than twenty-four years, explains that it is impossible to determine whether framing is structurally sound without first performing a structural analysis and impossible to determine rehabilitation feasibility without first evaluating the foundations. (Train Aff. ¶¶ 1, 5). Mr. Train further notes that the engagement proposal under which Sykes/Dills was retained specifically required assessment of the foundation, framing, load-bearing elements, and building envelope, yet Dills expressly disclaimed performing those analyses as beyond her scope—effectively admitting that she failed to conduct the investigation she was paid to perform. (Train Aff. ¶ 6). By definition, an opinion rendered without undertaking the very analyses necessary to answer the question presented cannot be based upon "sufficient facts or data" as required by O.C.G.A. § 24-7-702(b)(1).

In addition, where Sykes/Dills failed to conduct many of the analyses mentioned above based on lack of qualifications, Sykes/Dills made numerous recommendations requiring further investigation by other “specialists”. Where a report expressly

recommends additional investigations and analyses before critical questions can be answered, the report necessarily admits that the methodology employed were incomplete. Such an opinion cannot satisfy O.C.G.A. § 24-7-702(b)(2) and (3).

More importantly, Applicant did retain additional qualified experts to perform those investigations. Those experts, who competently performed their inspections without disclaimers or disqualifications, uniformly reached conclusions inconsistent with the Sykes report (Train Aff. ¶ 8-9). Contractor and renovator Michael Ladisic concluded that the existing foundation cannot be reused, that substantive portions of the structure would have to be dismantled to replace the foundation and sill system, and that renovation utilizing the existing structure is not economically feasible (Ladisic Aff. ¶¶ 2-6). Certified mold remediation specialist John Rimondi concluded that the foundation, framing, exterior cladding, and roof have suffered extensive moisture-related deterioration and mold contamination and that the house should be demolished from both a structural and public-health standpoint (Rimondi ¶¶ 4, 6). Mr. Train, after a fifth inspection and review of the additional expert reports, reaffirmed his conclusion that the structure cannot feasibly be renovated and that any attempt to preserve the front facade would likely result in cascading structural failure (Train Aff. ¶ 9). Finally, licensed civil engineer, Nathan Gooch, with over thirty years of experience, has opined that "the current foundation…complies with virtually no parts of the building code" and that "any attempt to use the existing foundation, even with repairs, in a renovation of the house will be met with failure." (Gooch Aff. ¶ 8). Gooch explains in detail why the front façade of the home cannot be feasibly repaired or maintained due to the inability of the current foundation to sustain it and the front façade no longer being plumb. (Gooch Aff. ¶¶ 6, 8).

The constitutional problem is not merely that Applicant disagrees with Ms. Dills' conclusions. The problem is that the County seeks to rely upon a report that admittedly omitted critical analyses, was submitted without the formal indicia ordinarily accompanying final engineering opinions, and has since been contradicted by every expert who actually performed the investigations Sykes/Dills' recommended but did not undertake. The import of that deficiency renders the Sykes/Dills report not only inadmissible, but wholly unreliable, incompetent, and unsupported by any data or facts.

The deficiencies in the Sykes/Dills Report are not merely matters affecting the weight of the evidence; they directly implicate the competency and admissibility of the opinions being offered. As discussed above, expert evidence that is not based upon "sufficient facts or data" and not the product of "reliable principles and methods" is not admissible and is not proper evidence to consider in an evidentiary hearing. O.C.G.A. § 24-7-702(b).

Accordingly, the Sykes/Dills report fails to satisfy O.C.G.A. § 24-7-702 because it is not based upon sufficient facts or data and is not the product of a complete and reliable methodology. Further, it violates basic standards of care in the industry and anyone relying upon it would be exposing themselves to a claim of negligence.

VI. REQUEST FOR RELIEF

Applicant respectfully requests that the Commission:

(a) Exclude the Sykes/Dills Report from consideration; or alternatively,

(b) Accord the report no weight; or alternatively,

(c) Expressly rule upon and deny this objection so that the constitutional and procedural issues raised herein are preserved for judicial review.

Applicant further requests that this Motion, the Commission's ruling, and any discussion concerning the admissibility, reliability, or consideration of the Sykes/Dills Report be incorporated into the administrative record.

Respectfully submitted,

This 15th day of June, 2026.

GIACOMA ROBERTS & DAUGHDRILL, LLC

/s/ Brian E. Daughdrill
Brian E. Daughdrill
Georgia Bar No. 250760

950 East Paces Ferry Road
Suite 2450
Atlanta, Georgia 30326

Chapter 13.5 - HISTORIC PRESERVATION

Footnotes:
--- (1) ---
Cross reference— *Buildings and building regulations, Ch. 7; land development; Ch. 14; streets and sidewalks, Ch. 23; zoning, Ch. 27.*

Sec. 13.5-1. - Purpose.

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of DeKalb County is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and

In order to provide for the designation, protection, preservation and rehabilitation of historic properties and districts and to participate in federal or state programs to do the same;

The board of commissioners of DeKalb County hereby declares it to be the purpose and intent of this chapter to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having special historical, cultural or aesthetic interest or value, in accordance with the provisions of this chapter.

(Ord. No. 94-09, § 1, 4-26-94)

Sec. 13.5-2. - Definitions.

[For the purposes of this chapter, certain terms shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise.]

Application for designation means a formal request in writing in a form specified by the historic preservation commission that the commission consider a property or district for possible designation as a historic property or historic district.

Certificate of appropriateness means a document evidencing approval by the historic preservation commission of an application to make material change in the appearance of a designated historic property or of a property located within a designated historic district.

Designation means a decision by the governing authority of DeKalb County to designate a property or district as a "historic property" or as a "historic district" and thereafter prohibit all material change in appearance of such property or within such district prior to the issuance of a certificate of appropriateness by the historic preservation commission of DeKalb County.

Exterior architectural features means the architectural style, general design and general arrangement of the exterior of a building or other structure, including, but not limited to, the kind of texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details or elements relative to the foregoing.

Exterior environmental features means all those aspects of the landscape or the development of a site which affect the historical character of the property.

Governing authority means the chief executive officer and board of commissioners of DeKalb County.

Historic district means a geographically definable area designated by the governing authority as a historic district pursuant to the criteria established in this chapter.

Historic property means an individual building, structure, site, object or work of art including the adjacent area necessary for the proper appreciation thereof designated by the governing authority as a historic property pursuant to the criteria established in this chapter.

Material change in appearance means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, landscape feature or work of art within a historic district, such as:

(1) A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;

(2) Demolition or relocation of a historic structure;

(3) Commencement of excavation for construction purposes;

(4) A change in the location of advertising visible from the public right-of-way;

(5) The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features;

(6) The subdivision, aggregation or alteration of the boundaries of existing lot(s).

Ordinance of designation means an ordinance proposed by the historic preservation commission for consideration by the governing authority to designate a property or district as historic.

Person includes any natural person or corporation.

Preservation commission means the DeKalb County Historic Preservation Commission and hereby created.

(Ord. No. 94-09, § 2, 4-26-94; Ord. of 9-10-19(2), Pt. I; Ord. No. 2022-1124, § Pt. I, 2-22-22)

Sec. 13.5-3. - Historic preservation commission—Creation and appointment.

There is created a commission whose title shall be "DeKalb County Historic Preservation Commission" (hereinafter "preservation commission"). The preservation commission shall consist of seven (7) seats divided into two (2) groups. Seats one (1) through four (4) shall constitute Group A and seats five (5) through seven (7) shall constitute Group B. Notwithstanding the terms of any appointments prior to September 10, 2019, the terms of seats one (1) through four (4) in Group A shall be three (3) years beginning on July 1, 2020. The terms of seats five (5) through seven (7) in Group B shall be three (3) years beginning on July 1, 2021. Each successive term shall begin on July 1 and terminate on June 30 of the third year.

Preservation commission members shall be residents of DeKalb County for at least one (1) year prior to taking office and shall have demonstrated special interest, experience, or education in the preservation of historic resources, history, or architecture. At least a majority of members shall be currently or previously licensed architects, landscape architects, or interior designers or professionals in the fields of history, historic preservation, architectural history, planning or archaeology or have a degree in a relevant field of study.

Preservation commission members shall serve a maximum of two (2) consecutive three-year terms. Any member serving a term as of September 10, 2019, shall be eligible for two (2) consecutive three-year terms after the expiration of the current term.

The county clerk shall notify the chief executive officer, the board of commissioners, and the planning director ninety (90) days prior to any vacancy. The planning director shall take such action as may reasonably be required to inform county residents that an opening exists on the preservation commission, including the publication of a notice in the principle newspaper of general circulation in DeKalb County. The planning director shall accept and conduct an initial review of applications for appointment to the preservation commission and submit a list of qualified applicants to the chief executive officer. The chief executive officer or designee shall nominate individuals for confirmation by the board of commissioners as provided in Section 13A of the DeKalb County Organizational Act.

Should a member of the preservation commission be unable to complete a term of office, the governing authority shall fill the vacancy for the remainder of the unexpired term in the same manner as making initial appointments. A member who serves the remainder of an unexpired term created by a vacancy shall be eligible to serve two (2) consecutive terms thereafter.

Members shall serve until their successors are appointed and qualified. Members of the preservation commission shall serve without compensation but may be reimbursed for reasonable expenses.

(Ord. No. 94-09, § 3, 4-26-94; Ord. of 9-10-19(2), Pt. I)

Sec. 13.5-4. - Same—Powers and duties.

The preservation commission shall:

(1) Prepare and maintain an inventory of all properties within its jurisdiction which have previously been placed on the National Register of Historic Places or the Georgia Register of Historic Places or which otherwise have the potential for designation as historic property;

(2) Recommend to the governing authority specific places, districts, sites, buildings, structures, objects or works of art to be designated by ordinance as historic properties or historic districts;

(3) Review applications for certificates of appropriateness, and grant or deny same in accordance with the provisions of this chapter and O.C.G.A. Section 44-10-28;

(4) Recommend to the governing authority that the designation of any place, district, site, building, structure, object or work of art as a historic property or as a historic district be amended, revoked or removed;

(5) Restore or preserve any historic properties acquired by the county, with the approval of the governing authority;

(6) Recommend to the governing authority the acquisition by the county of facade easements and conservation easements in accordance with the provisions of state and federal law;

(7) Conduct educational programs on historic properties located within DeKalb County and on general historic preservation topics;

(8) Make such investigations and studies of matters relating to historic preservation, including consultation with historic preservation experts or other persons, as the governing authority or the preservation commission may itself, from time to time, deem necessary or appropriate for the purpose of preserving historic resources;

(9) Seek out local, state, federal, and private funds for historic preservation, and make recommendations to the governing authority concerning the most appropriate uses of any funds acquired;

(10) Submit to the Office of Historic Preservation of the Georgia Department of Natural Resources a list of designated historic properties and historic districts;

(11) Participate in private, state and federal historic preservation programs and, with the consent of the governing authority, enter into agreements to do the same;

(12) Review and make comments to the state office of historic preservation concerning the nomination of properties within its jurisdiction to the National Register of Historic Places or the Georgia Register of Historic Places.

(Ord. No. 94-09, § 4, 4-26-94)

Sec. 13.5-5. - Assistance by county.

The governing authority shall provide technical and clerical assistance as the preservation commission may require and shall maintain permanent and complete records of the activities of the preservation commission.

(Ord. No. 94-09, § 5, 4-26-94)

Sec. 13.5-6. - Bylaws.

The preservation commission shall adopt rules and procedures, such as bylaws and design guidelines, for the transaction of its business and for consideration of applications for designations and certificates of appropriateness. The preservation commission shall have the prerogative to adopt reasonable rules and standards without amendment to this chapter or the vote of the governing authority. The preservation commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. The preservation commission will meet at least monthly unless the chair determines that insufficient business warrants holding a meeting, in which case the preservation commission shall meet the following month. A quorum shall consist of a majority of the members.

The preservation commission shall elect a chair and such other officers as it deems appropriate from among its members. Officers shall serve one-year terms and shall be eligible for reelection. The preservation commission shall elect its initial officers at the first meeting following their appointment and thereafter in January of each year.

(Ord. No. 94-09, § 6, 4-26-94)

Sec. 13.5-7. - Designations.

Designation of places, districts, sites, buildings, structures, objects, or works of art or historic properties or districts shall be by ordinance adopted by the governing authority, which shall be subject to the following requirements:

(1) *Studies.* The governing authority, an historical society, neighborhood organization, property owner(s) or resident(s), may request that the preservation commission initiate studies of individual properties or districts to determine whether they meet the criteria specified in this section of designation as historic properties or historic districts. The preservation commission may also initiate such a study or studies on its own initiative based on a review of the county's historic resources. Upon determining that such recommended properties or districts meet the criteria for designation, the preservation commission may submit an ordinance for designation to the governing authority in accordance with the provisions of this section.

(2) *Reports.* The preservation commission shall adopt a report prior to submitting an ordinance for designation to the governing authority. The report shall contain, as a minimum:

a. A physical description of the property(ies) and/or district(s) proposed for designation;

b. A statement of the historical, cultural, architectural and/or aesthetic significance of the same;

c. A map showing district boundaries and classification (e.g., historic, non-historic, intrusive and other significant categories) of individual properties therein, or showing boundaries of individual historic properties;

d. A statement justifying district or individual property boundaries; and

e. Representative photographs.

These reports shall be used to educate the community and to provide a permanent record of the designation.

(3) *Criteria.* The preservation commission shall consider, but not be limited to, the following criteria when considering recommendations to the governing authority for designation of historic properties or historic districts.

a. Historic properties:

Whether they:

1. Are an outstanding example of a structure representative of its era;
2. Are one (1) of the few remaining examples of past architectural style;
3. Are a place or structure associated with an event or persons of historic or cultural significance to DeKalb county, the State of Georgia, or the nation;
4. Are a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the county, state or nation; or
5. Are currently on or have been declared eligible by the appropriate authorities for listing on the National Register of Historic Places or Georgia Register of Historic Places.

b. Historic districts:

Whether they:

1. Have special character or special historic or aesthetic value or interest;
2. Represent one (1) or more periods, styles or types of architecture typical of one (1) or more eras in the history of the county, state or nation;
3. Cause such area, by reason of such factors, to constitute a visibly perceptible section of the county; or
4. Are currently on or have been declared eligible by the appropriate authorities for listing on the National Register of Historic Places or Georgia Register of Historic Places.

(4) *Notice to state.* At least thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic and at least fifteen (15) days prior to the public hearing for such designation, the preservation commission must submit a report to the Office of Historic Preservation of the Georgia Department of Natural Resources or its successor for review and comment, as required by O.C.G.A. § 44-10-26(b).

(5) *Ordinance.* Any ordinance designating any property as historic property or any district as a historic district shall:

a. Require that the designated property or district be shown on the official zoning map of the county and be kept by the county as a public record to provide notice of such designation in addition to other notice requirements specified by this section;

b. Describe each property to be designated, set forth the name or names of the owner or owners of the property and require that a certificate of appropriateness be obtained from the preservation commission prior to any material change in appearance of the designated property; and

c. Include a description of the boundaries of such district, list each property located therein, set forth the name or names of the owner or owners of each such property and require that a certificate of appropriateness be obtained from the preservation commission prior to any material change in appearance of any structure, site or work of art located within the designated historic district.

(6) *Notice and hearing.* The preservation commission and the governing authority shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) issues of the principal newspaper of general circulation within DeKalb County and written notice of the hearing shall be mailed to all owners and occupants of such properties. All such notices shall be published or mailed not fewer than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice mailed to the last known owner of the property shown on the DeKalb tax records and a notice mailed to the address of the property on which residences or business are located to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

This published notice shall state the time, date, place and purpose of the hearing. This published notice shall also include the location or boundaries of the property or properties and a statement that the property could be proposed for historic designation during the proposal process.

The commission shall cause to be erected a sign or signs giving notification of the date, time and place of a public hearing to consider the proposed historic designation. In the case of an historic property, one (1) sign shall be placed on the property visible from a public street. In the case of a historic district, signs shall be placed at each point where the district boundary intersects a public street.

(7) *Recommendation to governing authority.* A recommendation to adopt, modify or reject the proposed ordinance for designation shall be made by the preservation commission within fifteen (15) days following the public hearing and shall be in the form of a resolution to the governing authority.

Following receipt of the preservation commission's recommendation, the governing authority may adopt the ordinance as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

(8) *Final notice.* Within thirty (30) days following a designation by the governing authority, the owners and occupants of each designated historic property, and each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the governing authority. The notice shall apprise owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated.

(9) *Moratorium.* Upon a vote by the preservation commission to accept an application for designation, the governing authority may enact a moratorium on land development permits, building permits, and other permits for work that would constitute a material change in the appearance of a property or any building, structure, site, object, landscape feature or work of art within an area that is being considered for historic designation. A moratorium imposed under this subsection shall be effective for no more than sixty (60) days from the date of enactment.

(10) *Inspections.*

a. Upon the issuance of a building permit or land development permit for any property or district designated as historic by ordinance, the planning director or designee may inspect such property to ensure compliance with this chapter.

b. The inspecting official may enter the property at reasonable times to conduct an inspection of the exterior of a building or structure. If access to the interior of a building or structure is required, prior to entry the official shall present credentials, state the reason for the inspection, and request entry. If the building is unoccupied, the official shall make reasonable efforts to locate any person having control of the property and request entry.

c. If entry is refused or the official is unable to obtain consent, the official shall have recourse to every remedy provided by law to secure entry, including but not limited to an application to a magistrate judge or any court of competent jurisdiction for an administrative search warrant.

d. An administrative search warrant may be issued where the person seeking the warrant establishes under oath or affirmation that the property to be inspected is to be inspected as part of a legally authorized program of inspection which includes that property, or that there is probable cause for believing that there is a condition, object, activity, or circumstance which legally justifies such an inspection.

(Ord. No. 94-09, § 7, 4-26-94; Ord. of 9-10-19(2), Pt. I)

Sec. 13.5-8. - Certification of appropriateness.

After the designation by ordinance of a historic property or of a historic district, no material change in the appearance of such historic property, or of any building, structure, site, object, landscape feature or work of art within such historic district shall be made or be permitted to be made by the owner according to the DeKalb

County tax records or an authorized agent unless or until an application for a certificate of appropriateness has been submitted and approved by the preservation commission.

(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. The Georgia Department of Transportation and contractors performing work funded by the Georgia Department of Transportation are exempt from provisions of this chapter. Local governments are also exempt from obtaining certificates of appropriateness but shall notify the preservation commission at least forty-five (45) days prior to beginning or undertaking any work that would otherwise require a certificate of appropriateness, so as to allow the preservation commission an opportunity to comment. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Written authorization of the property owner shall be required if the applicant is not the owner of record.

(2) *Public notice.* Prior to reviewing an application for a certificate of appropriateness, the preservation commission shall take such action as may reasonably be required to inform the owners of any property likely to be affected materially by the application (i.e. any owner of adjoining property or owner of property whose property line is within two hundred fifty (250) feet of the applicant's property according to the DeKalb County tax records) and shall give the applicant and such owners an opportunity to be heard. In cases where the preservation commission deems it necessary, or upon the written request of the applicant or an abutting property owner, the preservation commission shall hold a public hearing concerning the application. A request for public hearing must be made by the applicant at the time of filing the application or by an abutting property owner within three (3) days of receipt of notice that an application is pending before the commission. Written notice of a public hearing shall be mailed by the preservation commission to all owners and occupants of the proposed property and all abutting property owners as shown by the DeKalb County tax records not less than ten (10) nor more than twenty (20) days prior to the date set for hearing of the application.

(3) *Review of applications.* When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, 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 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 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. When considering an

application for the subdivision or aggregation of lot(s) or altering the boundaries of existing lots in a historic district, any such new subdivision or aggregation of lot(s) or lot boundary alteration must conform to historic development patterns which may include lot layout, size and design in the neighborhood, taking into account adjacent and nearby properties which comprise the neighborhood, and including, without limitation, lot orientation to adjacent lot(s) and to the public street(s).

(4) *Interior changes.* In its review of applications for certificates of appropriateness, the preservation commission shall not consider interior arrangements or uses having no effect on exterior architectural features. The preservation commission may delegate the responsibility for determining the extent of interior change and its effect on the exterior appearance to the planning director or his designee.

(5) *Demolition.* A decision may be made by the preservation commission approving or denying a certificate of appropriateness for the demolition of buildings, structures, sites or objects.

(6) *Ordinary maintenance and repair.* Ordinary maintenance or repair of any exterior architectural feature in or on a historic property, that does not involve a material change in design, material, or outer appearance thereof, is excluded from review.

(7) *Approval.* The preservation commission shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in appearance would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district. The preservation commission may approve the application as proposed, approve it with modifications, or deny the application. The preservation commission shall approve, approve with modifications or deny an application for a certificate of appropriateness within forty-five (45) days after the filing thereof by the applicant unless an extension is requested by the applicant and granted by the preservation commission. Evidence of approval shall be by certificate of appropriateness issued by the preservation commission. Failure of the preservation commission to act within said forty-five (45) days shall constitute approval and a certificate of appropriateness shall be issued.

(8) *Final action.* The preservation commission's decision, whether to accept or reject an application shall be in writing. The written decision shall be signed by the chair, or the vice-chair, or a designee and must clearly set forth the reasons for the decision, including whether the guidelines have been met and specifically which factors, as set forth in section 13.5-8(3), were considered in reaching the decision. Approval of an application shall also result in the issuance of a certificate of appropriateness. Notice of the issuance or denial of a certificate of appropriateness shall be sent to the applicant and all other persons who have filed a written request for such notice with the preservation commission. All work performed pursuant to a certificate of appropriateness shall conform to the requirements of such certificate and by other applicable laws. In the event work is performed which is not in accordance with such certificate or laws, the county shall issue a cease

and desist order and all work shall cease. A certificate of appropriateness shall become void unless construction is commenced within twelve (12) months of the date of the issuance and completed within eighteen (18) months of the date of issuance. Certificates of appropriateness are not renewable.

(9) *Revised applications.* The preservation commission may suggest alternative courses of action if it denies the application submitted. The applicant may make modifications to the plans and may resubmit the application at any time after making such modifications as suggested by the preservation commission.

(10) *Prohibition on issuance of development permits.* In cases where the application covers a material change in the appearance of a property or structure, which would require the issuance of a permit of any kind, the denial of the application for a certificate of appropriateness shall be binding upon the county and no permit related to the rejection of the application for a certificate of appropriateness shall be issued by the county.

(11) *Official record.* The preservation commission shall keep a public record of all applications for certificates of appropriateness and of all the preservation commission's proceedings in connection with applications. Such records shall be maintained by the planning director. In the event of an appeal to the governing authority, the official record of the preservation commission's decision shall consist of the application, any accompanying drawings, renderings or photographs, written comments from planning department staff, written comments of any participant at the hearing before the commission and the preservation commission's written decision. Such records shall be available for review in the planning department within ten (10) days of a final decision by the preservation commission on the certificate of appropriateness.

(12) *Appeal to the governing authority.* The applicant or any owner of property whose property line is within one thousand five hundred (1,500) feet of the applicant's property may appeal any decision made by the preservation commission to the governing authority. The appeal shall be limited to a review of the record of the proceedings before the preservation commission. The standard of review shall be an abuse of discretion. An abuse of discretion exists where the record presented to the governing authority shows 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) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or 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 reverse the preservation commission's decision, or it may reverse the preservation commission's decision and remand the application to the preservation commission with direction. All appeals must comply with the procedures set forth below:

a.

Any appeal must be filed in writing with the clerk to the board of commissioners using an appeal form provided by the planning director, within fifteen (15) days after the date of issuance or denial of the certificate of appropriateness. The appellant shall also deliver copies of the appeal to the planning department and the county attorney.

b. In the written appeal, 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 (1) 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) or on the guidelines adopted by the preservation commission pursuant to section 13.5-6, or that the preservation commission's decision was otherwise arbitrary and capricious.

c. In addition to the appeal form, 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 (3) pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four (4) sides. The governing authority will not consider text in excess of the page limit set forth herein.

d. Any adversely affected person may also submit a written supplementary explanation that must comply with all of the requirements set forth in section 13.5-8(12)c, in support of, or in opposition to the appeal. All written supplementary explanations authorized by this subsection must be filed within five (5) days after the appeal is filed. Such written supplementary explanations must be filed with the clerk to the board of commissioners with copies to the planning director, and the county attorney.

e. The planning department shall submit appeals of the decisions of the historic preservation commission to the governing authority for consideration at any of the board of commissioners' regularly scheduled meetings within sixty (60) days of the issuance of the decision from the preservation commission.

f. The agenda item shall set forth the standard of review to be used by the governing authority in deciding the appeal. The official record of the preservation commission's decision together with the appeal and all properly filed written supplemental explanations in support and in opposition to the appeal, will be attached to the governing authority's agenda item. The governing authority may not consider any written document that is not attached as the official record to the governing authority's agenda item for the appeal. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting 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.

g.

The governing authority shall render a decision on the appeal within forty-five (45) days of the first appearance of the appeal on the board of commissioners' agenda.

1. *Appeals to superior court.* An appeal from a decision of the governing authority shall be made by a petition for writ of certiorari to the superior court of DeKalb County.
2. *Court action.* The governing authority is authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in the appearance of a designated historic property or district, except those changes made in compliance with the provisions of this chapter, or to prevent any illegal act or conduct with respect to such historic property or district.

(Ord. No. 94-09, § 8, 4-26-94; Ord. No. 26-03, Pt. I, 10-28-03; Ord. of 9-10-19(2), Pt. I; Ord. No. 2022-1124, § Pt. I, 2-22-22)

Sec. 13.5-9. - Acquisitions.

The preservation commission may, where such action is authorized by the governing authority, enter into negotiations with the owners of historic properties or of properties within historic districts for the acquisition by gift or purchase of ownership of the property or any interest therein. Final approval and ownership of these properties would be determined by the governing authority.

(Ord. No. 94-09, § 9, 4-26-94)

Sec. 13.5-10. - Failure to maintain historic property.

Property owners of historic properties or properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission or preservation staff determine a failure to provide ordinary maintenance and repair, the preservation staff shall notify Code Compliance, who will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property shall have thirty (30) days to initiate the appropriate repairs.

In the event that efforts to correct the condition are not commenced within thirty (30) days, the owner shall be considered in violation of this section and shall be subject to penalties as provided by section 1-10 of this Code.

(Ord. No. 94-09, § 10, 4-26-94; Ord. of 9-10-19(2), Pt. I)

Sec. 13.5-11. - Exceptions.

Where by reason of unusual circumstances, the strict application of any provision of this chapter would result in exceptional practical difficulty or undue hardship upon any owner of any specific property, the preservation commission in passing upon applications shall have power to vary or modify strict adherence to said provisions or to interpret the meaning of said provisions so as to relieve such difficulty or hardship; provided such variance, modifications, or interpretation shall remain in harmony with the general purpose and intent of said provisions so that the architectural or historical integrity or character of the property shall be conserved and substantial justice done. In granting variations, the preservation commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. An undue hardship shall be a situation beyond the control of the applicant, which is a problem unique to a specific property or in order to comply with this chapter, the person will violate another ordinance of DeKalb County. The burden of demonstrating the existence of the hardship by a preponderance of evidence shall be with the applicant.

(Ord. No. 94-09, § 11, 4-26-94)

Sec. 13.5-12. - Application fees.

Each application for a certificate of appropriateness shall be accompanied by a fee in an amount established by the governing authority, a copy of which will remain on file in the planning department, to partially defray the public expense in processing such application. The fee shall not be required for an application filed by the county.

(Ord. No. 94-09, § 12, 4-26-94)

Sec. 13.5-13. - Penalties.

Violations of this chapter shall be punishable in accordance with section 1-10 of the Code as it now exists or as it may hereafter be amended.

(Ord. No. 94-09, § 13, 4-26-94; Ord. of 9-10-19(2), Pt. I)

Sec. 13.5-14. - Severability.

In the event that any section, subsection, sentence, clause, or phrase of this chapter shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, sentences, clauses, or phrases of this chapter, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

(Ord. No. 94-09, § 14, 4-26-94)

Sec. 13.5-15. - Repeal of conflicting ordinances.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Ben Darmer for Parkwood Living, LLC.

Address of Property: 1035 Oxford Road

Date(s) of hearing if any: April 21, 2025

Case Number: 1247316

☑ 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:

Demolish a historic house and construct a new, two-story house. The current two-story wood American Four-Square will be demolished, and several trees will be removed from the property. The driveway and curb cut will remain in the same location. The new construction house will be constructed in the footprint of the demolished house.

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

Conditions or modifications (if applicable):

In accordance with guideline 7.3.1, the design submitted in February of 2024 is approved with the modification that the front gable be removed from the design as approved by the County staff and will not include a porte cochere or carport as this creates a false sense of history.

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:

_____

_____

_____

_____

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: 4/23/25

Signature:

Vice Chair, DeKalb County
Historic Preservation Commission

Dekalb County Historic Preservation Commission
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

April 24, 2025

Site Address: 1035 OXFORD RD
ATLANTA, GA 30306-

Parcel ID: 18-002-04-020

Application Date: November 06, 2024

Applicant: Ben Darmer

Mailing Address: 1877 Ardmore Road
Atlanta, GA 30309

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON APRIL 21, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

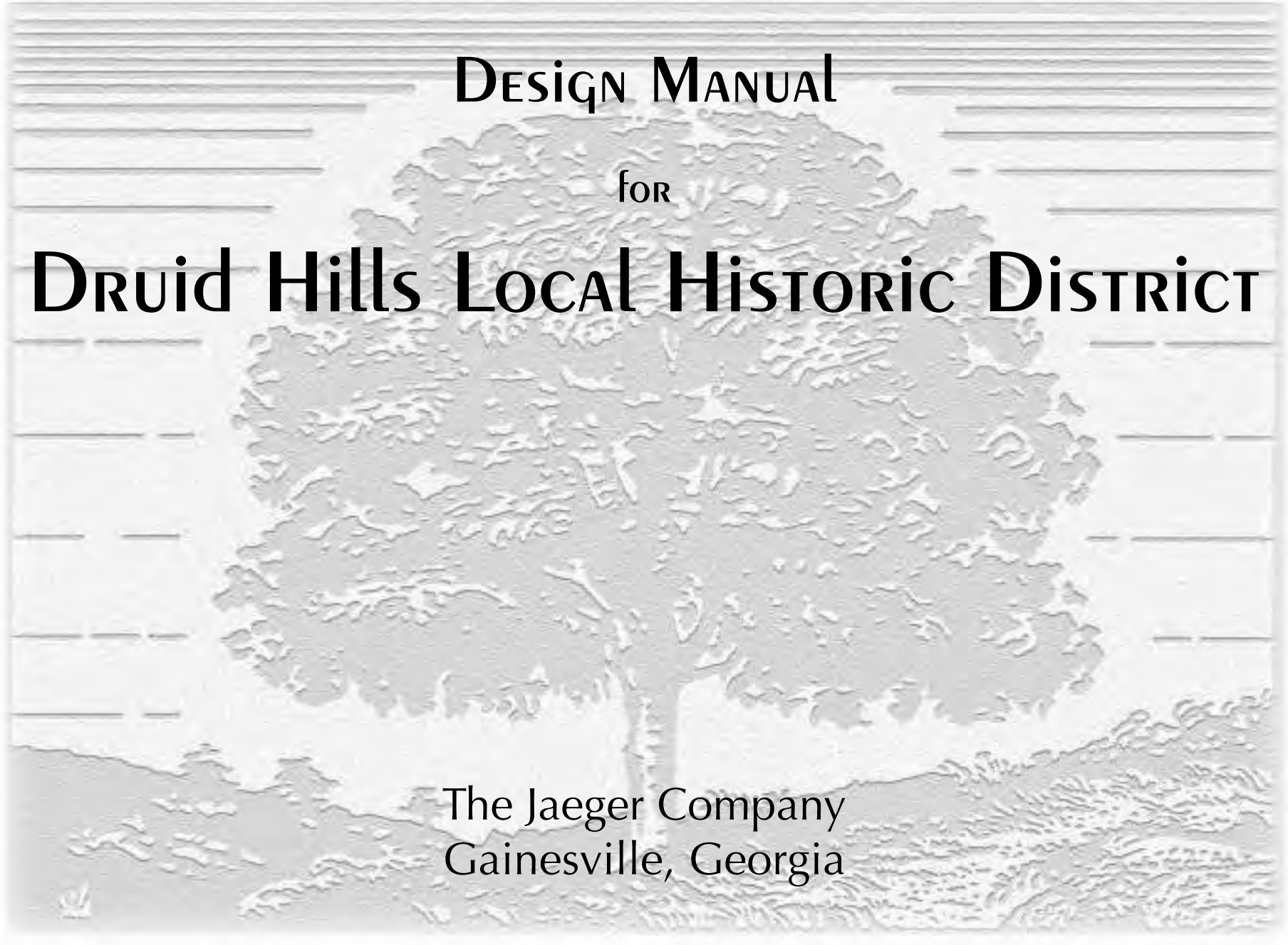
Demolish a historic house and construct a new, two-story house. The current two-story wood American Four-Square will be demolished, and several trees will be removed from the property. The driveway and curb cut will remain in the same location. The new construction house will be constructed in the footprint of the demolished house.

In accordance with guideline 7.3.1, the design submitted in February of 2024 is approved with the modification that the front gable be removed from the design as approved by the County staff and will not include a porte cochere or carport as this creates a false sense of history

Design Manual

for

Druid Hills Local Historic District



The Jaeger Company
Gainesville, Georgia



Design Manual
Druid Hills Local Historic District

The Jaeger Company
Gainesville, Georgia

Druid Hills Civic Association
April 1997

Druid Hills Local Historic District
Design Manual

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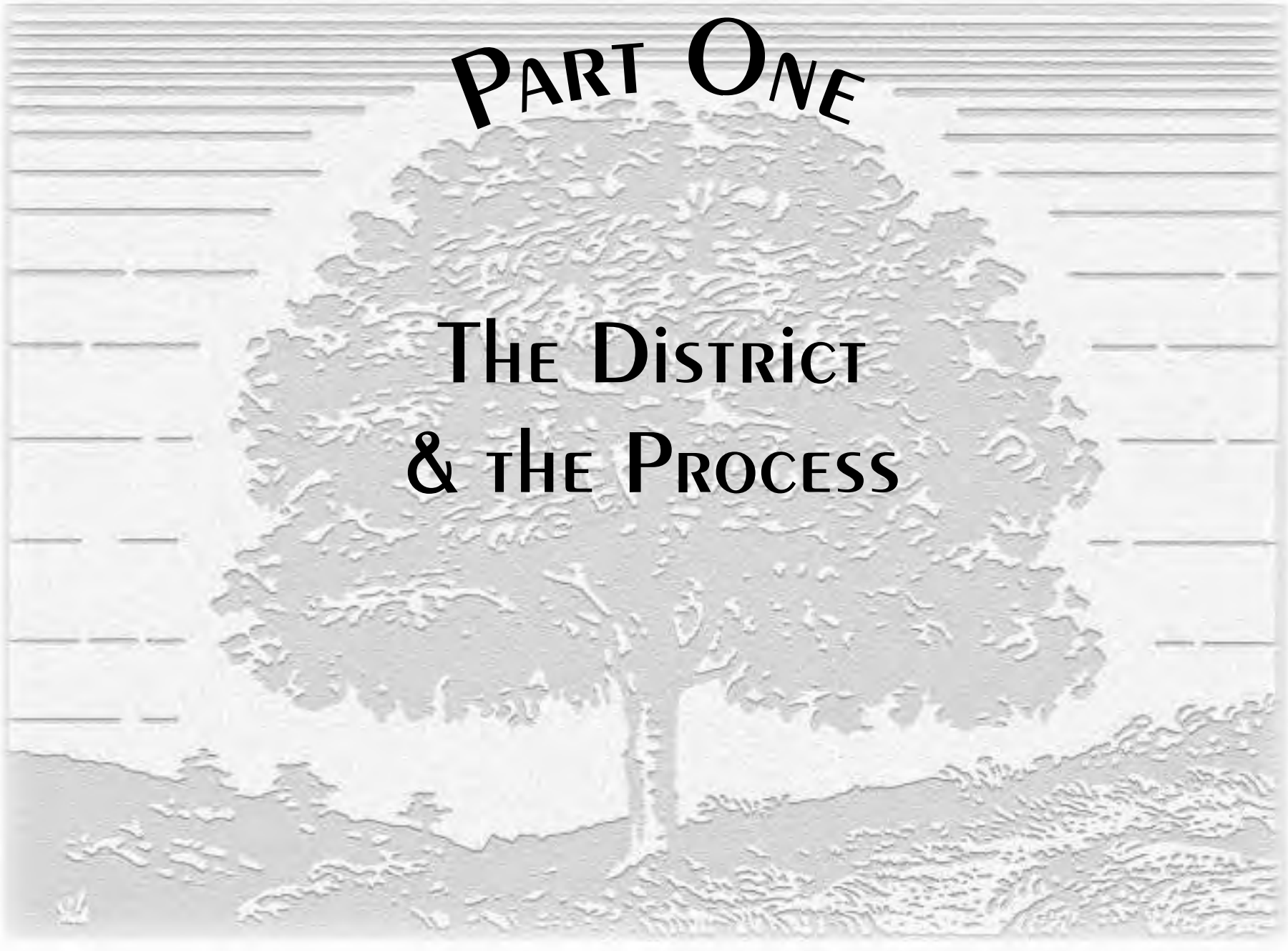
PREFACE

Druid Hills is one of Atlanta's most historically significant landscapes. The original section of Druid Hills (the Ponce de Leon corridor) was designed by Frederick Law Olmsted, considered to be the "Father of Landscape Architecture" and also called our nation's "most comprehensive environmental planner and designer." Olmsted assisted Joel Hurt and the Kirkwood Land Company in early designs for Druid Hills. After Olmsted's death in 1903, his company, Olmsted Brothers, continued to be involved in the project.

The first plans for Druid Hills were conceived in the 1890s, in the latter years of Olmsted's career. As such the design represents a culmination in suburban design of Olmsted and his successors in which all of the elements of his "ideal" community were fully integrated. With its development and homogeneous architecture intact, Druid Hills is one of the nation's best examples of Olmsted's suburban designs, and, in the metro Atlanta area, it stands apart as the preeminent example of turn-of-the-century suburban planning and development.

Druid Hills lies within two local jurisdictions, the City of Atlanta and DeKalb County. In 1979 the entire historic suburb was listed in the National Register of Historic Places at a national level of significance. The Druid Hills Local Historic District encompasses that part of the Druid Hills National Register District that lies within DeKalb County and adjacent historic developments that were clearly influenced by Olmsted. As a designated local historic district, it will be protected under the DeKalb County Historic Preservation Ordinance. The remainder of Druid Hills located in the City of Atlanta is protected under that city's zoning ordinance.

Implementation of the design guidelines presented in this manual will contribute to the preservation and protection of one of Georgia's most significant residential developments and landscapes.



Part One

The District & the Process

1.0 Local District Designation

The Druid Hills Local Historic District is designated by local ordinance (DeKalb County Historic Preservation Ordinance), falling under the jurisdiction of the local DeKalb County Historic Preservation Commission. A local historic district is "overlaid" on existing zoning classifications in a community such that the Preservation Commission deals with only the appearance of the district and not the way properties are used.

Design guidelines are a set of criteria uniformly applied to evaluate the appropriateness of proposed changes in historic districts. The ultimate goal of design guidelines is to protect the visual qualities of the district that reflect the history and heritage of that community.

These design guidelines have been established primarily for use by the Preservation Commission in evaluating proposed alterations to historic properties in the Druid Hills Local Historic District. In addition, these guidelines are intended to aid property owners throughout the community who may be considering rehabilitation or new construction projects. The guidelines are not rigid restrictions but rather should be viewed as standards which, if followed, will result in sound preservation practices.

This manual is divided into three sections:

Part One: The District and the Process provides (1) an overview of the district boundaries and the purpose of these guidelines, (2) an introduction to design review in DeKalb County and how the process relates to other local regulations, (3) information on the history of the district, and (4) an analysis of the district's extensive historic resources.

Part Two: General Design Guidelines and Preservation Principles provides (1) basic preservation principles and design concepts and (2) specific guidelines for architectural rehabilitation, new construction and additions, natural landscapes, cultural landscapes, archeological resources, and nonhistoric properties.

Part Three: Character Areas Analyses & Guidelines presents detailed analyses of the landscape and architectural resources of several distinct sub-areas of the Druid Hills district and offers guidelines specific to those areas. The five areas are (1) Druid Hills Character Area 1, (2) Druid Hills Character Area 2, (3) University Park/Emory Highlands/Emory Estates, (4) Emory Grove, and (5) Parkwood. Analyses and guidelines will be prepared for additional character areas in the future.

1.1 Druid Hills Local Historic District

The Druid Hills Local Historic District has been designated by the Board of Commissioners of DeKalb County under the authority of the 1994 DeKalb County Historic Preservation Ordinance. This ordinance provides for a uniform procedure for designation of historic properties and districts. Such designation, and the subsequent implementation of the design review process, is primarily intended to recognize and preserve the unique character and integrity of these areas and properties while also allowing for their active use. (For boundaries of the district see *Map A: Local Historic District.*)

The DeKalb County Ordinance has established that designated historic districts:

- *have special character or special historic or aesthetic value or interest;*
- *represent one or more periods, styles, or types of architecture typical of one or more eras in the history of the county, state, or nation;*
- *cause such area, by reason of such factors, to constitute a visibly perceptible section of the county;*
- *are currently on or have been declared eligible ... for listing in the National (or Georgia) Register of Historic Places.*

The Druid Hills Local Historic District meets these criteria.

1.2 Defining the District Boundaries

The Druid Hills Local Historic District is an area of historic and architectural significance defined within the boundaries of the Druid Hills Civic Association (DHCA), established in 1938. District boundaries on the west, south, and east sides are in part defined by jurisdictional boundaries—Fulton County to the west, the City of Atlanta to the west and south, and the City of Decatur to the east. (*See Map B: Area Context.*) Within these parameters and the limits of the DHCA, a core area has been defined for the district encompassing two existing National Register districts (Druid Hills and Cameron Court) and one pending National Register district consisting of the University Park, Emory Estates, and Emory Highlands developments. (See *Map C: National Register Districts.*)

Surrounding this core area are other historic developments that have been included in the local district—to the west, Briarwood, Rosedale, Druid Hills Heights, and the west side of Briarcliff Road, not included in the National Register district; and, to the northeast, Emory Grove, a 1940s planned development.

Chelsea Heights and Parkwood, southeast of the core area, have been included because of their historic development patterns. Housing in these subdivisions dates to the 1950s and 1960s, but the road patterns and layout date to the 1920s in Parkwood and the 1930s and 1940s in Chelsea Heights.

An important historic and environmental component of Druid Hills is the Peavine and Lullwater Creek system. One area located on the Emory University campus, Peavine Creek and the open area buffering its west bank, has been included to protect this fragile natural historic resource.

Buffer areas have been included in certain places at the edges of the district. These buffer areas include nonhistoric properties, changes to which have the potential to impact surrounding historic properties as well as the district as a whole. Falling into this category are certain areas along Briarcliff Road and some nonhistoric developments along the southern boundary of the district.

Finally, intrusions (that is, areas with a high concentration of nonhistoric development) within the core area are included because of their potential to impact surrounding historic properties and the district as a whole. Intrusions include development along Ponce de Leon Manor, Ridgecrest Court, Artwood Road, Barton Woods Road, Briardale Lane, and Vilenah Lane/Dan Johnson Road.

1.3 Goals & Objectives

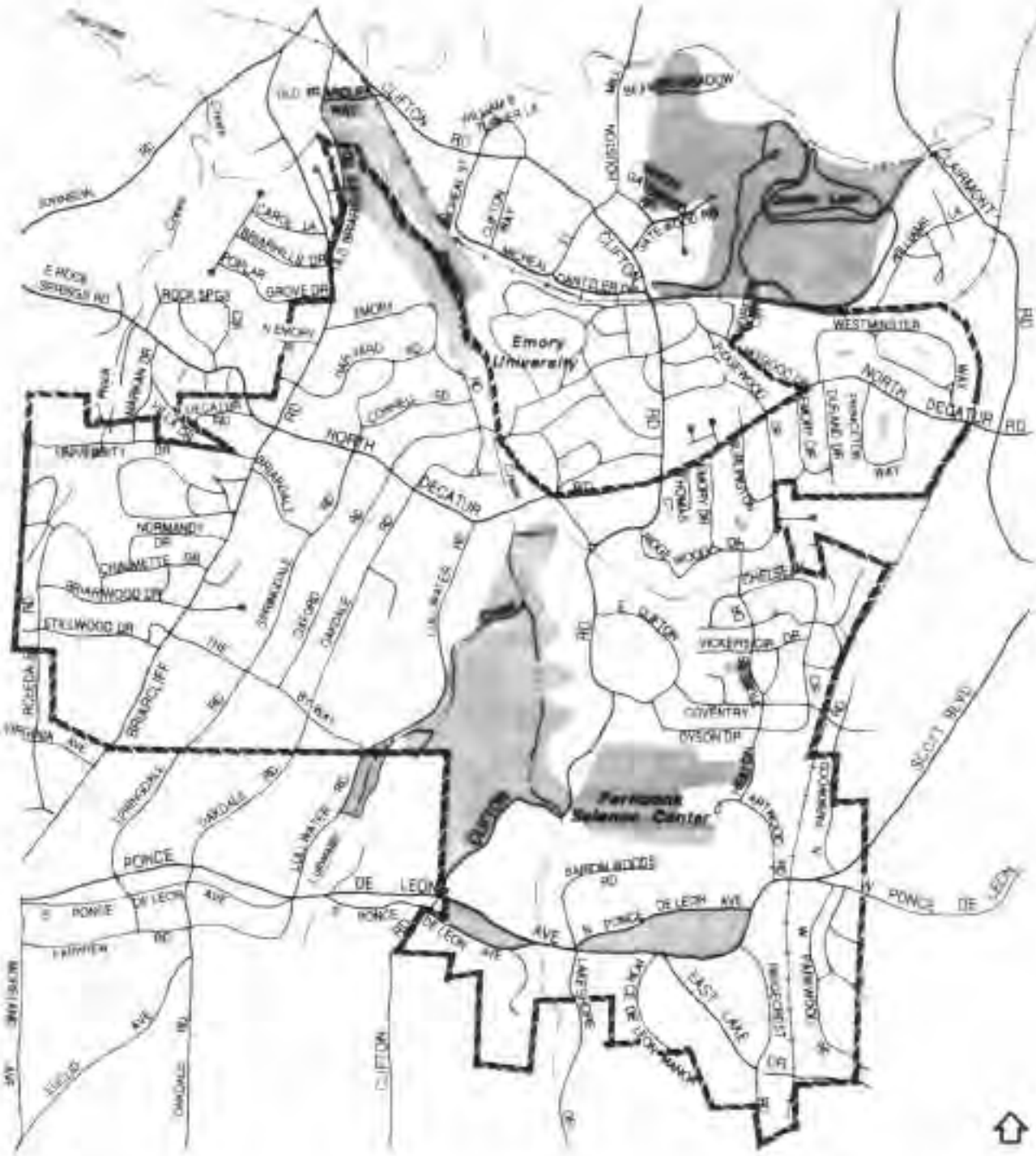
Designation of the Druid Hills Local Historic District and implementation of these design guidelines will contribute greatly to the realization of the following broad goals.

1 The primary goal for the community is to preserve the historic and visual integrity so they continue to convey a sense of time and place associated with periods of historic development. The historic relationships of buildings to each other, their sites, lot layouts, and landscapes are important.

2 The primary goal for individual historic resources is to preserve the integrity of each surviving historic structure, lot layout pattern, and site. Design guidelines for alterations should focus on appropriate rehabilitation procedures that will retain those character-defining features that distinguish the historic resource while allowing for appropriate development. These guidelines should be congruent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.

3 The primary goal for new development is to accommodate stylistic change while maintaining visual integrity. In this approach designs for new buildings reflect the basic neighborhood characteristics of siting, setback, mass, scale, and materials and contain features that are similar to those of historic structures. Both new designs and new interpretations of historic designs are appropriate provided that they are compatible with their surroundings.

4 The primary goal for the natural history of the community is to protect the historic landscape design through preservation and rehabilitation of the natural elements—urban forest and Peavine/Lullwater Creek system—on which it was based. Historic integrity of the curvilinear pattern of roads and platting of lots should also be retained in order to protect the visual appearance of the community and water quality in area streams.



Druid Hills Local Historic District
DeKalb County, Georgia

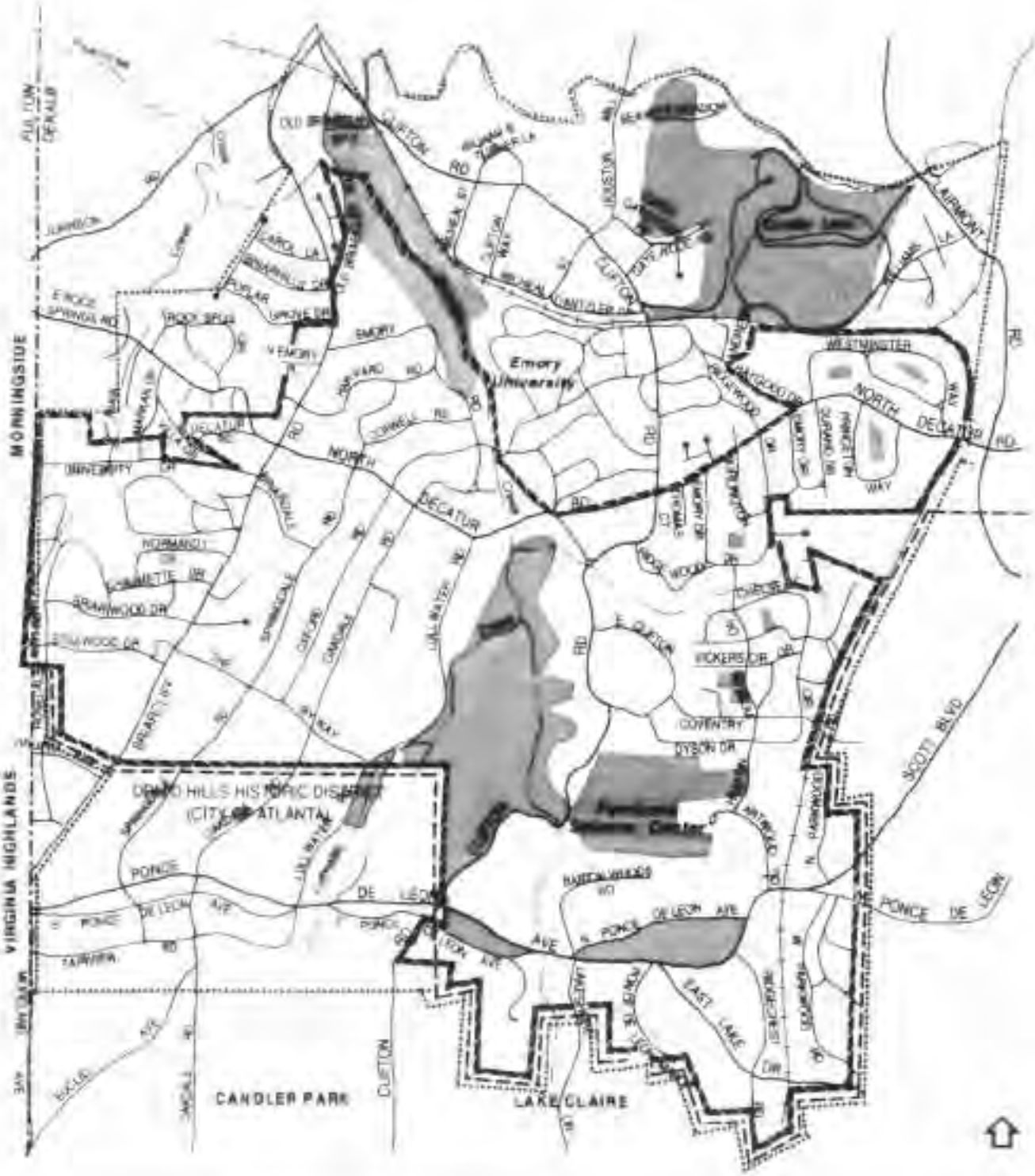
Illustration A

LOCAL HISTORIC DISTRICT

Legend	
District Boundary	
Open Space	
Creek System	

Not to Scale

THE LOUIS BERGER COMPANY



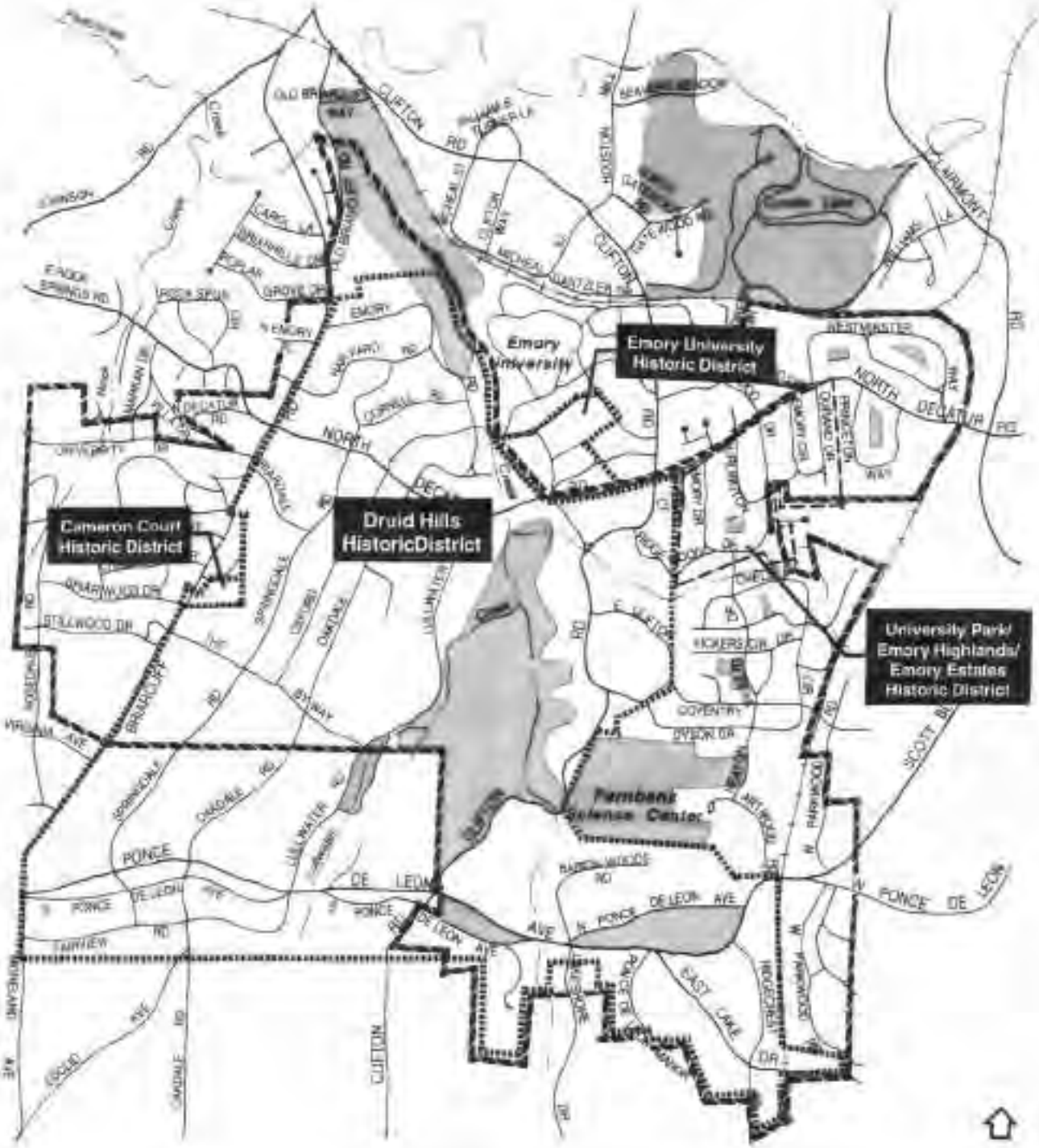
Druid Hills Local Historic District
DeKalb County, Georgia

Illustration B

AREA CONTEXT

Legend			
Druid Hills Local District Boundary		Druid Hills Civic Association	
Open Space		Atlanta City Limits	
Fulton/DeKalb County Line		Decatur City Limits	

Not to Scale



Druid Hills Local Historic District
DeKalb County, Georgia

Illustration C

NATIONAL REGISTER DISTRICTS

Legend			
Druid Hills Local District Boundary		Pending National Register Boundaries	
Open Space			
Listed National Register Boundaries			

Not to Scale

THE JAEGER COMPANY

2.0 Design Review in DeKalb County

The DeKalb County Historic Preservation Ordinance was passed in 1994 by the authority of the 1980 Georgia Historic Preservation Act. A copy of the ordinance can be obtained from the DeKalb County Planning Department. This manual does not serve as a substitute for the ordinance, and any property owner interested in the content of the ordinance should obtain a copy as a supplement to this publication.

The primary purpose of the ordinance is stated to be:

> *to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value.*

The DeKalb County Historic Preservation Commission, a seven-member commission consisting of licensed professionals and others with a demonstrated interest in relevant fields, has been established as the administrative authority for the ordinance. The ordinance lists twelve areas of responsibility for the commission. Of particular interest to these guidelines are these responsibilities to:

1. *prepare and maintain an inventory of all properties which have the potential for designation as a historic property;*
2. *recommend to the County Board of Commissioners specific properties and/or districts to be designated by the ordinance; and*
3. *review applications for certificates of appropriateness and grant or deny the same in accordance with the provisions of the ordinance.*

Once a district has been designated, all "material changes in appearance" of any property within a district are prohibited prior to the issuance of a Certificate of Appropriateness by the Historic Preservation Commission.

Certificate of Appropriateness (COA) is defined in the ordinance as "a document evidencing approval by the Historic Preservation Commission of an application to make material change in the appearance of a designated historic property or of a property located within a designated historic district."

2.1 Obtaining a Certificate of Appropriateness -When Is Design Review Required?

Design Review is the process by which the DeKalb County Historic Preservation Commission approves major changes that are planned for locally designated properties and districts and issues Certificates of Appropriateness which allow the proposed changes to take place.

There is a four-step process for obtaining a Certificate of Appropriateness:

STEP 1: Determining Whether a Certificate of Appropriateness is Needed

STEP 2: Submitting an Application for a Certificate of Appropriateness to the DeKalb County Historic Preservation Commission

STEP 3: Commission Review of the Application/Consultation with Property Owner/Public Hearing Upon Request

STEP 4: Application Approved - Certificate of Appropriateness Issued

OR

Application Denied - Owner Makes Design Changes and Resubmits Application

STEP 1: Determining Whether a Certificate of Appropriateness Is Needed

Owners planning projects that would constitute a "material change in appearance" to a property located within the district are required to file an application for a COA with the Preservation Commission.

A **material change in appearance** is defined by the ordinance as follows:

> *a change that will affect either the exterior architectural or environmental features of a historic property or any building, site, object, landscape feature or work of art within a historic district such as:*

1 *A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;*

2 *Demolition or relocation of a historic structure;*

3 *Commencement of excavation for construction purposes;*

4 *A change in the location of advertising visible from the public right-of-way; or*

5 *The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.*

Ordinary maintenance or repair (includes painting) of any exterior architectural feature that does not involve a material change in design, material, or outer appearance is excluded from review. Also, interior changes to properties that do not have an effect on exterior appearance are also excluded from review.

Typically, application for a building permit, land development permit, zoning variance, or re-zoning triggers the design review process.

STEP 2: Submitting an Application for a Certificate of Appropriateness to the Historic Preservation Commission

Applications are to be submitted to the DeKalb County Planning Department.

Applications are to be accompanied by drawings, photographs, plans and other documentation as required by the Commission detailing the proposed project.

The professional staff of the DeKalb County Planning Department can act as a resource when planning a project.

STEP 3: Commission Review of the Application/Consultation with Property Owner/Public Hearing Upon Request

When reviewing applications, the Commission considers the U.S. Secretary of the Interior's "Standards for Rehabilitation" (see Section 3.B) and the following factors:

- historical and architectural value and significance
- architectural style
- scale, height and setback
- landscaping
- general design
- arrangement
- texture and materials of the architectural features involved and their relationship to the exterior architectural style
- pertinent features of other properties in the immediate neighborhood

These design guidelines will also serve as a tool in reviewing applications.

The professional architects, landscape architects, and historic preservation planners serving on the Preservation Commission can act as resources when planning a project.

STEP 4: Application Approved - Certificate of Appropriateness Issued

The Commission shall approve or deny an application within 45 days after a complete application has been filed. Failure of the Commission to act within this time period shall constitute approval and no other evidence is needed.

A COA will be issued if the Commission finds that the proposed material change(s) would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the property or district.

The Commission may approve the application as proposed or with modifications.

A COA becomes void unless construction is begun within 12 months of the date of issuance.

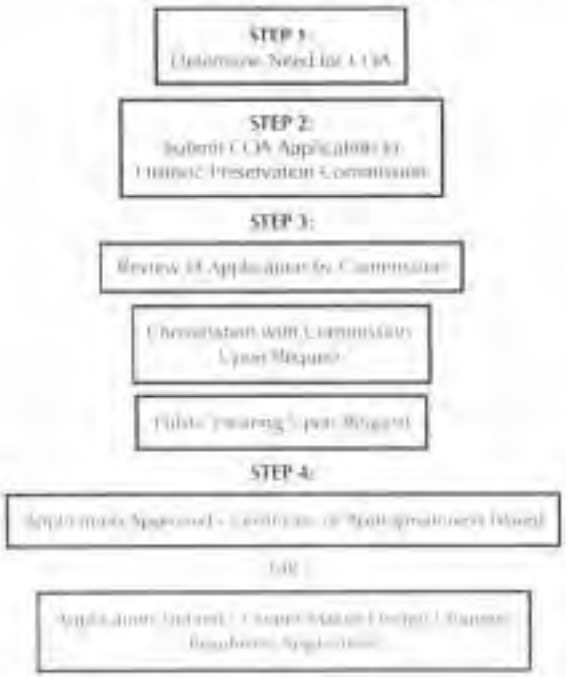
OR
Application Denied - Owner Makes Design Changes and Resubmits Application

If an application is denied, the Commission will notify the applicant in writing of its decision and state the reasons for the denial. The Commission may suggest alternative courses of action.

The applicant may make modifications to the plans and may resubmit the application at any time after doing so.

The rejection of an application for a COA shall be binding upon the Development Division of the DeKalb County Public Works Department and no permit shall be issued.

Four Step Process For Obtaining Certificate of Appropriateness (COA)



2.2 Coordination with Other County Ordinances & Land Development Regulations

These design guidelines are concerned with changes to the external appearance of historic district properties and do not affect the use of property which is otherwise regulated through the zoning ordinance and building and development codes. For example, a property owner wishing to renovate a residence for use as an office in an area zoned residential would need to file for rezoning. If proposed changes would alter the exterior appearance of the property, the owner would also have to file a "Request for Certificate of Appropriateness" in order to make those changes. The Historic Preservation Commission would not, however, comment on the proposed use of the property.

Applications for building permits, land development permits, and zoning variances are submitted to the Development Division of the DeKalb County Public Works Department. Any applications received for properties located in the historic district will also be reviewed by the Planning Department staff for the Historic Preservation Commission to determine if the property owner needs to submit an application for a Certificate of Appropriateness to the Preservation Commission. Again, the criteria for determining the need for a COA is the standard of a "material change in appearance."

1 **Building permits** are required for any type of physical improvements with the exception of routine maintenance. Therefore, the only type of building permit that would likely not trigger the design review process are permits for changes to building interiors. It will still be necessary, however, for the Planning Department to review these applications.

2 **Land development permits** are required for new construction and the subdivision of property. The Planning Commission reviews applications to assure that the planned development meets the requirements of the zoning ordinance and also protects the flood plain based on state requirements. The Historic Preservation Commission shall comment on any design proposals submitted with the applications, such as land subdivision, lot layout and pattern, and site plan. If rezoning is requested, the Commission shall provide comment, and it may be necessary for the owner to apply for a COA.

3 Requests for **zoning variances** are made when a property owner desires to make changes to a property that would violate one or more of the conditions of the existing zoning classification. For example, a property owner may wish to make an addition to the front of a building that would encroach upon the required setback. The Board of Zoning Appeals would have to approve such a request. In cases where requests could relate to an issue addressed in these design guidelines, such as setback or variances that affect lot layout, they shall be passed on to the Preservation Commission staff person for review. The staff person will have the authority to determine if a COA is needed or whether the proposed change is of no consequence under the design guidelines.

4 Applications for **rezoning** are submitted directly to the Planning Department and reviewed by the Planning Commission. The Historic Preservation Commission shall be allowed to comment on such applications to determine if the proposed zoning classification would potentially impact the historic district.

5 There are some types of projects that, while constituting a "material change in appearance," **do not require a permit or variance** of any kind. For example, driveway changes, cutting trees, placing fences, and so on, do not require any of the above-mentioned permits or applications. The DeKalb County Historic Preservation Commission will identify those types of changes that it intends to review and will work with the enforcement division of the Public Works Department to develop a system for assuring compliance with the ordinance. Such monitoring is typically an administrative function reserved for the appointed staff of the Preservation Commission.

In the case of land development permits, zoning variances, and rezoning, applications for building permits would typically be required at some point and would then trigger the design review process. It is important, however, that the Historic Preservation Commission be brought into the permitting process as early as possible so that property owners are aware of the implications of the design guidelines to their project plans.

2.3 Periodic Review of Guidelines by Preservation Commission

The Preservation Commission will review the guidelines periodically to gauge the effectiveness and fairness of the guidelines, to ensure the original intent of historic preservation without undue overregulation, and to eliminate coordination problems with other county codes and administrative procedures.

2.4 State and Federal Review Processes

Review of design projects in Druid Hills may also take place at the state and federal levels, under two sets of conditions. The first concerns projects with some level of federal involvement (funding or licensing) that will impact one or more historic properties. According to Section 106 of the **1966 National Historic Preservation Act**, federal agencies must provide the President's Advisory Council on Historic Preservation an opportunity to comment on the effect of federal, federally assisted, or federally licensed projects involving properties or districts either listed in or eligible for listing in the National Register of Historic Places. Most often it is in fact the State Historic Preservation Office that carries out these reviews. The Secretary of the Interior's "Standards for Rehabilitation" are always the criteria for evaluation. The comments made are not binding but merely advisory, although this process has in many cases led to modifications of proposals and more sympathetic treatments of historic resources.

Federal involvement will also occur when a property owner wishes to take advantage of **federal rehabilitation tax incentives** or grants. An income tax credit is available for qualifying rehabilitation projects, and applicants must submit a two-part application to the State Historic Preservation Office. Part One of this application documents the significance of the property while Part Two is a description of the project. After this documentation has been reviewed at the state level, it is sent on to the National Park Service for a final review and a decision concerning the application for tax credits. Again, the Secretary of the Interior's "Standards for Rehabilitation" are utilized in these evaluations. Persons desiring further information on the tax incentives for historic preservation projects should contact the Historic Preservation Division of the Georgia Department of Natural Resources.

In 1989 the Georgia General Assembly passed a **statewide property tax deferment** program for qualified major rehabilitations of properties listed in or determined eligible for listing in the Georgia Register of Historic Places or the National Register of Historic Places—either individually or as a contributing building within a historic district. The law provides for an eight-year freeze on property tax assessments for a historic property that has undergone a "substantial" rehabilitation. As with the federal tax incentives, the application process has two parts. This deferment has been adopted by the DeKalb County Board of Commissioners. For more information on the program, contact the DeKalb County Tax Assessor's Office and the Historic Preservation Division of the Georgia Department of Natural Resources.

3.0 Historic Development

The historic development of the Druid Hills area took place over an approximately forty-year period from the beginning of construction around 1905 into the mid-1940s. Before the suburb of Druid Hills was conceived, the area was rural countryside between the cities of Atlanta and Decatur. Several farms were located here, and a network of roads ran through the area connecting surrounding communities. These roads included those that became Briarcliff, North Decatur, Euclid, Clifton, and Durand Mill Roads. A section of the CSX Railroad corridor to the east was in place as well.

The residential suburb of Druid Hills was envisioned by Atlanta developer Joel Hurt. In the 1890s he organized the Kirkwood Land Company and purchased approximately 1,500 acres of land on which to construct the suburb. Hurt secured the services of nationally renowned landscape architect Frederick Law Olmsted, Sr., to plan and design Druid Hills.

Druid Hills was designed and planned as a whole by Olmsted and his successor firm, the Olmsted Brothers, from 1893 into the early 1900s. Several conceptualizations of the suburb's design were done on area topographic maps by Olmsted as he developed his ideas for the suburb. As Druid Hills developed in the years to follow, the basic concepts of his design were adhered to, although a number of specific elements were eliminated and others were redesigned. For example, some roads were realigned, and other roads were added. Two proposed lakes were never built, but the concept of a large open space in the middle of the suburb to protect the area's natural creek system was realized with the construction of the golf course.

The area that most closely follows Olmsted's design plans is the linear parkway of Ponce de Leon Avenue. The Olmsted Brothers' 1905 General Plan specifically laid out the parallel street pattern, the succession of park spaces, the trolley line, and the siting of street trees and made recommendations for the placement of houses on lots. Very detailed landscaping and planting plans were also prepared for this linear corridor.

The General Plan was laid out by civil engineer O. F. Kauffman, who platted a large portion of the Druid Hills area as well as many of the surrounding developments. Kauffman's exposure to Olmsted's design concepts clearly influenced his work on these later developments.

Construction began on road layout in the Ponce de Leon corridor area in 1905. In 1908, Hurt's Kirkwood Land Company and its Druid Hills holdings were sold to a group of local businessmen who organized the Druid Hills Corporation to continue the planning and development of the suburb. These businessmen included the Coca-Cola Company's Asa Candler and Atlanta real estate developers George and Forrest Adair.

The Druid Hills Corporation continued with the development of Druid Hills. With developments, changes were made to the original plans in order to better suit the economic trends of the early-twentieth-century real-estate market. Some road alignments were altered, and many areas were replatted to provide smaller, more affordable lots in a denser development pattern. Olmsted's original plan for a suburb of large estates had to be adjusted to fit early-twentieth-century economic trends, but his concept of a landscaped suburb was maintained.

The Ponce de Leon corridor continued to be developed in much the way Olmsted had designed it. Fairview (in the City of Atlanta), Springdale, Oakdale, and Lullwater Roads also followed their original designs as parallel, meandering streets that ran northeast from Ponce de Leon Avenue following the area's natural topography. The northern ends of these roads, however, were realigned to intersect with North Decatur Road rather than with each other as originally planned. These roads were in place by 1910, and development began there in the early 1910s. Oxford Road was added between Springdale and Oakdale by 1920 to allow access of the streetcar line into the northern sections of the suburb and to Emory University.

The Emory/Harvard/Cornell Roads area north of North Decatur Road was platted in 1915. A more dense curvilinear street pattern with smaller lots and more modestly sized houses resulted in a development pattern denser than that south of North Decatur Road. Several large parcels were reserved in this area for community purposes such as park space, commercial, and a high school, originally planned for the Springdale-Harvard-Emory Road corner.

Also in 1915 Asa Candler donated approximately seventy-five acres of land for the development of an Atlanta campus for Emory University. Situated on the north side of the suburb, this land was part of Candler's large estate in the area. The first buildings on the new campus were constructed between 1916 and 1919.

The Lullwater Subdivision was also subdivided from Candler property and platted in 1924. This area between Oxford and North Decatur Roads was laid out and developed in much the same way as the adjacent Emory/Harvard/ Cornell Roads area.

While portions of Clifton Road existed before Druid Hills, the existing Clifton/ East Clifton Road area was platted in 1924. The 1924 plat shows the road alignments and lot layouts much as they are today. The adjacent golf course and clubhouse shown on the plat had been previously constructed in the 1910s.

Both East Lake and Ridgecrest Roads were included in the 1905 General Plan. The existing street patterns follow the original design, but both areas were replatted with smaller lots—East Lake in 1919 and Ridgecrest in 1922.

At the same time the Druid Hills suburb was being platted and developed, other similar developments were being planned on adjacent parcels of land. These developments were inspired and influenced by the planning and design concepts of the Druid Hills plan.

One of these developments was Druid Hills Heights, to the west of the Druid Hills suburb and Briarcliff Road. First platted in 1917, the plan was revised in the 1920s and development began soon after. An adjacent area originally platted separately as University Park became part of Druid Hills Heights.

To the east of Druid Hills, another University Park was first platted in 1916, and development began there in the 1920s. University Park was the first of several small-scale, U-shaped developments densely designed to fit onto small parcels of land. Next to University Park, Emory Highlands was platted in 1923 and Emory Estates in 1925 following this same densely designed, U-shaped plan.

Cameron Court off Briarcliff Road also dates from the 1920s. This one-street development was designed by H. W. Nicholes and Harry Kuniansky, who reportedly developed alternating lots. Cameron Court is believed to be the first use of the cul-de-sac street design in the Atlanta area.

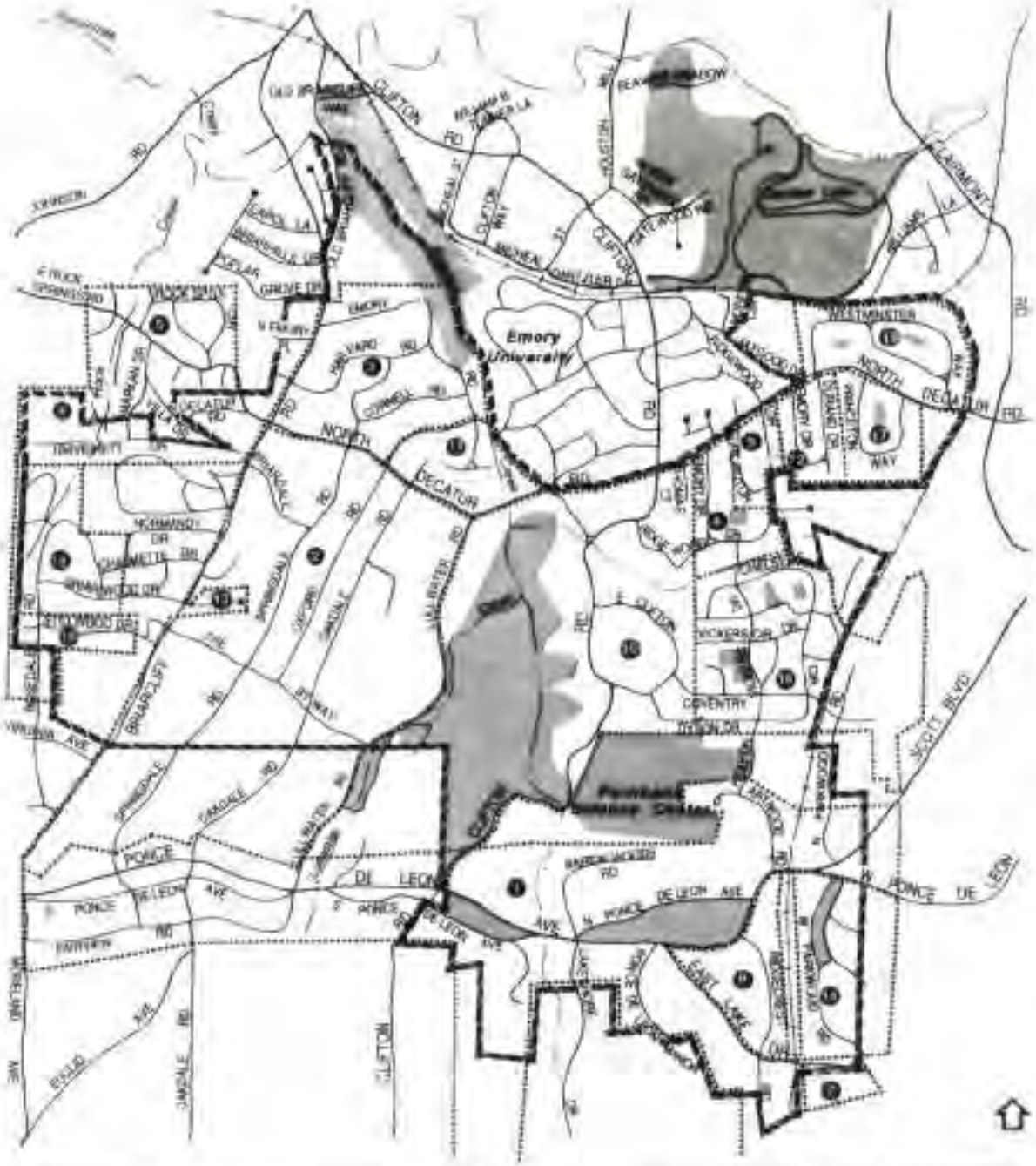
The Stillwood Subdivision was platted in 1926 as a single-street development running west off Briarcliff Road. The land was taken from the Hancock property, and the subdivision name came from the Hancock house, Stillwood.

The Chelsea Land Company began platting property to the east of the Clifton Road area of Druid Hills as early as 1912-13. The company owned a fairly large parcel of land that extended east of the railroad. The streets of the Chelsea Heights Subdivision were laid out during the late 1920s to early 1930s. Revisions were made to the neighborhood plats in 1930 and 1937. While the curvilinear street pattern was influenced by neighboring Druid Hills, the subdivision's much more compact plan was distinctly different. Development took place during the 1950s and 1960s according to the historic plan.

Located east of the railroad corridor, Parkwood was included in the original Druid Hills plan, but with a different proposed street design. The streets were redesigned and at least preliminarily laid out by 1928. The design of Parkwood emulates the Olmsted design concepts of Druid Hills extremely well. Development occurred in Parkwood during the 1950s and 1960s according to the historic plan.

The Emory Grove development was platted and laid out in two separate sections—the first in 1939 south of North Decatur Road and the second in 1941 north of North Decatur Road. These areas were developed by a single developer, Neal Smith, who built one basic house type in several variations, giving the neighborhood a uniform appearance. Houses were built here into the mid-1940s, reflecting a dense 1940s residential development pattern.

The subdivision of Briarwood Hills was platted and laid out to the west of Briarcliff Road in 1940 by the development company Briarwood, Inc. An additional area was platted in 1941. This area was part of the Hancock estate, as the adjacent Stillwood Subdivision had also been. Development in this area occurred in the 1940s and 1950s.



Druid Hills Local Historic District **Illustration D**

DeKalb County, Georgia

Historic Development Plat Map

District Boundary

Plat Boundary

Not to Scale

4.0 Historic Resources - Analysis of Existing Conditions & Historic Character

4.1 Landscape Architecture

4.1.1 Development Patterns - Form and Layout

The Druid Hills Local Historic District is one of Atlanta's most historically significant landscapes. The original section of Druid Hills was designed by Frederick Law Olmsted, considered to be the "Father of Landscape Architecture" and also called our nation's "most comprehensive environmental planner and designer."[1] Olmsted assisted Joel Hurt and the Kirkwood Land Company in early designs for Druid Hills. After Olmsted's death in 1903, his company, Olmsted Brothers, under the leadership of his son John, continued to be involved in the project. The Olmsted firm created the "1905 General Plan" which guided development along Ponce de Leon Avenue. Earlier concept plans by F. L. Olmsted included the entire Druid Hills Suburb, extending to areas north of Ponce de Leon Avenue along today's Springdale, Oakdale, Lullwater, and Clifton Roads.

Olmsted's influence is evident throughout the Druid Hills Local Historic District, even in neighborhoods outside the boundaries of the original planning area. Many of these subsequent neighborhoods were designed by O. F. Kauffman, a civil engineer, who assisted in the 1905 plan. Kauffman's association with Olmsted resulted in the incorporation of many Olmstedian principles in these later neighborhoods. In most cases, Kauffman's layouts were sensitive to the existing terrain and hydrology. The preservation of open spaces from Olmsted's original concepts was retained in Kauffman's detailed plat designs. Olmsted's original streetscape form with designated spaces for street tree plantings and pedestrian paths was also an element in Kauffman's neighborhoods and others in the district.

Illustration E: O. F. Kauffman Plats shows the extent of Kauffman's involvement. Based on rough calculations, Kauffman appears to have been directly associated with the layout of about 70 percent of the Druid Hills Local Historic District.

Other neighborhood designers also refer to many Olmstedian characteristics, though direct ties to Olmsted have not been documented. Emory Estates in 1925 by C. A. Nash; Stillwood in 1926 by K. T. Thomas, C.E.; and Emory Grove by C. R. Roberts in 1939 and 1941 are examples of other subdivision plats and their designers. Emory Estates follows the traditional Druid Hills streetscape section. Emory Grove is particularly Olmstedian in its pedestrian circulation within the by-walks and the presence of several interior park spaces.

1 Albert Fine, Frederick Law Olmsted and the American Environmental Tradition, (New York: George Braziller, 1972), p. 3.

4.1.2 Natural Landscape

The Druid Hills Local Historic District is a cultural landscape within a natural setting that contains remnants of a mature hardwood forest within a system of creek corridors. The district is located in the Georgia Piedmont within the Peavine and Lullwater Creek Watershed. The district; portions of Edgewood, Kirkwood, Candler Park, Lake Claire, and Poncey Highlands; and the City of Decatur are included in this watershed. This watershed is located near the subcontinental divide, which separates the Atlantic Ocean and Gulf of Mexico drainage areas. *Illustration F: Peavine/Lullwater Creek Watershed Map* shows the extent of the entire watershed on a USGS base map.

This hydrological system was protected by F. L. Olmsted in his original design for Druid Hills and by the later subdivision designers as well. Roads and subdivision lots followed the natural topography, causing minimal disruption to the landscape. Long rectangular lots with houses sited toward the front of their lots fostered the preservation of drainage ways and stream corridors within rear yard spaces. Significant expanses of the natural landscape surrounding the creek corridors were preserved in the overall plan. Fernbank Forest, Druid Hills Golf and Country Club, the chain of parks along and adjacent to Ponce de Leon Avenue, and the open space surrounding Peavine Creek within the campus of Emory University create a network of green, open space areas that comprise a historic design feature of Olmsted.

Trees throughout the study area were originally part of an Oak-Hickory Climax Forest typical to the rolling terrain of the Georgia Piedmont. Remnants of this forest are still the predominant vegetation throughout the study area. The forest is characterized by white oak, southern and northern red oak, blackjack oak, post oak, sycamore, sweet gum, beech, mockernut hickory, pignut hickory, tulip poplar, black gum, white ash, sourwood, dogwood, redbud, and red maple. Several maturing pine stands are also found throughout the study area.

4.1.3 Cultural Landscape

The cultural landscape is composed of private yard spaces, predominately vegetated in naturalistic designs. Yards are typically composed of lawn, ornamental shrub and ground cover plantings, small trees, and large shade trees, many of native varieties. Streets are typically lined with small or large trees, most of which are placed within a publicly owned planting strip.

Residential landscape drawings by Olmsted illustrate the original intent. Individual yards were framed by planting beds filled with ornamental vegetation. Planting beds often lined driveways and walkways. The drives and walks connected the residences with the streets. The planting beds created a separation between individual lots. The balance of the front yard space was grass. In many yards, the lawn became almost a “clearing” surrounded by planting beds. (See *Illustration G: Residential Landscape Plan*.)

Olmsted’s intent for the public right-of-way spaces is contained in a drawing by Olmsted Brothers, dated April 5, 1902, and titled, “Typical cross sections for Parkway and 50' Road to accompany plan No. 74.” (See *Illustration H: Roadway Section for Main Road of Parkway*.)

The main road of the parkway, Ponce de Leon Avenue, is shown with a 24' wide drive, bordered by a 3' wide stone gutter and 6' wide tree strip. A 6' wide walk borders the tree strip. Large shade trees are placed in the tree strip. The drawing also shows a vine strip, placed 2' from the walk. Vines are apparently planted at the base of a fence, which provide an enclosure along the side of the roadway. The existence of this original feature has not been documented. The vine strip is bordered by a 5' wide turf gutter that formed the edge of the 85' wide right-of-way. Sloping lawn borders the public right-of-way. This same streetscape section is repeated on the opposite side of the street with a few minor modifications to allow for the “Electric Railroad.”

A drawing for the "50' Road" shows an almost identical streetscape section with two modifications—a 20' wide road and a 5' wide walk. A drawing for a "Side Road of the Parkway" suggests a smaller-scale version of the typical streetscape section with a 16' wide road and a 4' wide walk. (See *Illustration I: Roadway Sections for 50′ Road and Side Road of Parkway*.)

Pedestrian movement within Druid Hills has been enhanced by a system of "by-walks." These features were not shown on Olmsted's General Plan. A by-walk is a pedestrian path that bisects a block. On Springdale and Oakdale, the by-walks were used to access Oxford, where the trolley was located. In other areas of the local historic district, the by-walk is a recurring feature, sometimes cutting through the center of blocks and in other cases allowing access to interior park spaces. Though not a feature that can be directly attributed to Olmsted, the feature was used by Kauffman, Olmsted's protégé, in the plat for the Springdale and Oakdale area. The feature was repeated by other designers in later sections of the Druid Hills subdivision, Emory Grove, and Woodland Park.

The open stone gutter and turf swale were apparently part of a storm water control system. This system is unique because it encouraged infiltration of storm water into the ground, thus recharging the water table and moderating the flow of area streams.

Olmsted's choice of plant materials for private yard and public spaces was diverse. There was a combination of exotic and native species.

Bridges

The railroad underpass on Ponce de Leon Avenue is an engineering structure that is an important historic resource in the Druid Hills area. It is clearly identified with the Druid Hills neighborhood with its "Druid Hills" terra cotta logo placed on either side of the concrete structure. The underpass was constructed to allow Ponce de Leon Avenue to continue unbroken to the east of the existing railroad line.



Railroad underpass on Ponce de Leon Avenue.

Several other historic bridges, all of which are concrete structures, exist within the Druid Hills area. These bridges carry rail, vehicular, and pedestrian traffic over the creeks and railroad line.



View of architecturally significant bridge balustrade over Peavine Creek at Oxford



Druid Hills Local Historic District
DeKalb County, Georgia

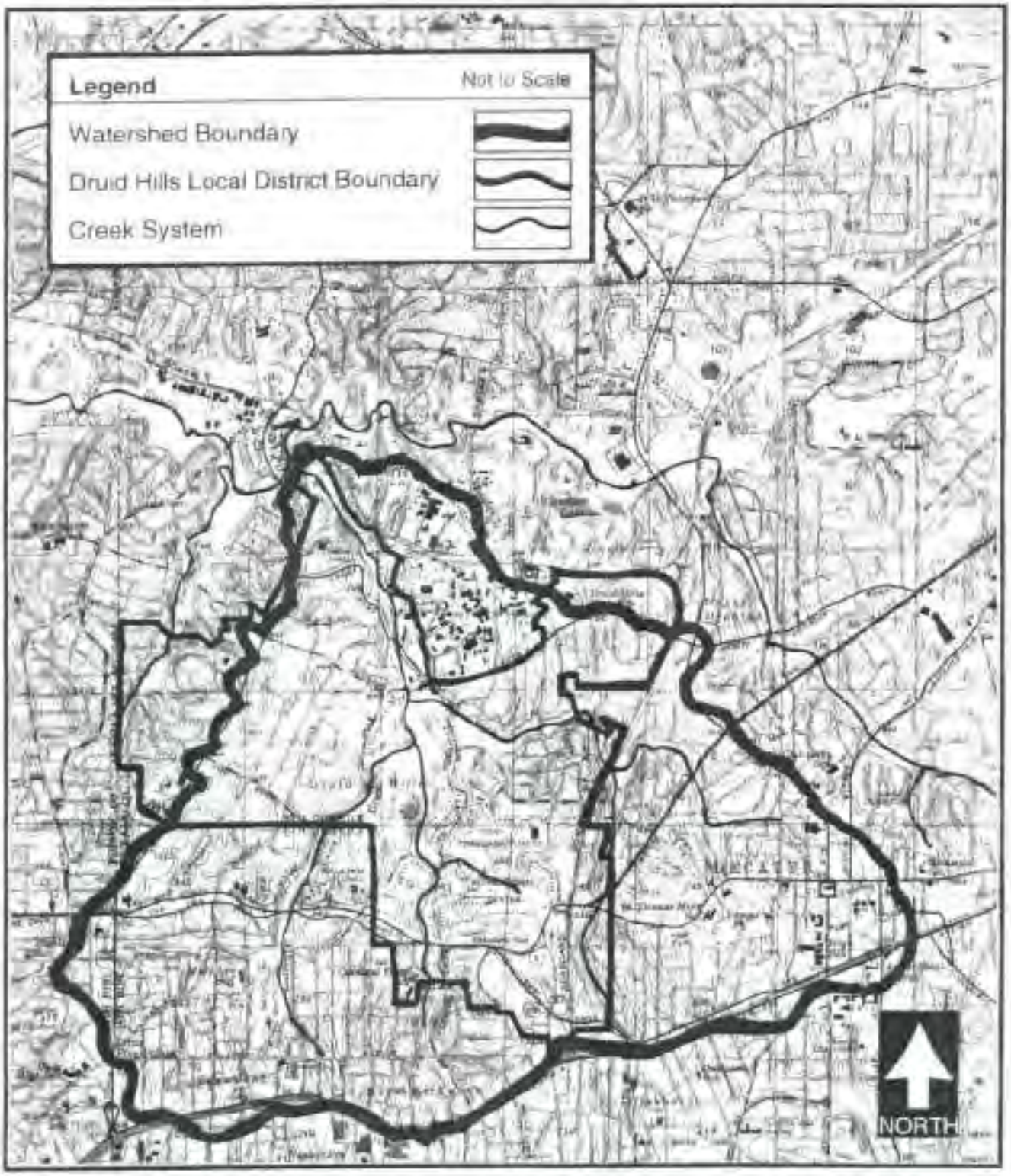
Illustration E

O. F. KAUFFMAN PLATS

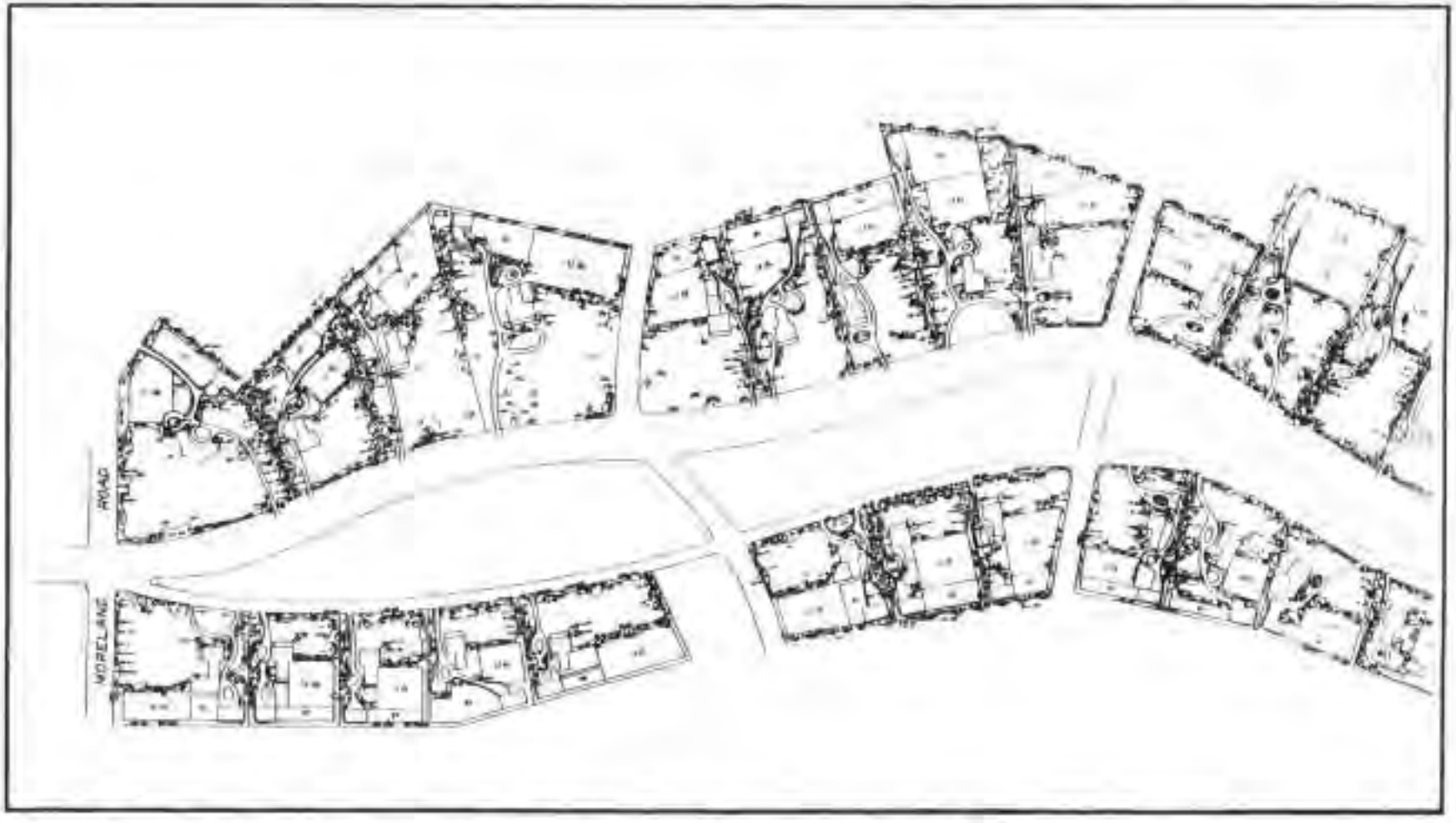
District Boundary		Areas Platted by O. F. Kauffman or O. F. Kauffman & Bros., C. E.	
Open Space			
Plat Boundaries			

Not to Scale

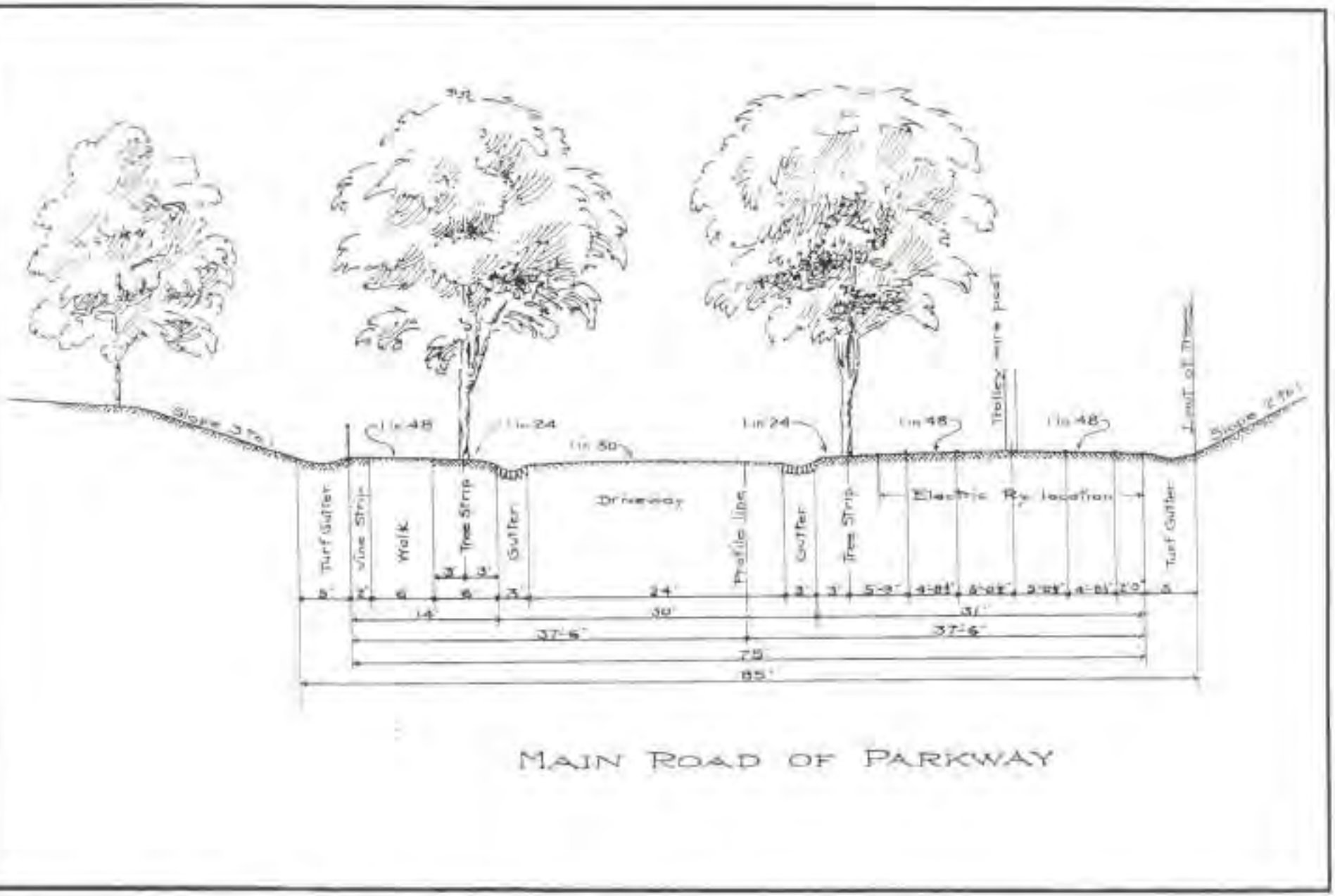
THE JAEGER COMPANY



Peavine/Lullwater Creek Watershed Map **Illustration F**

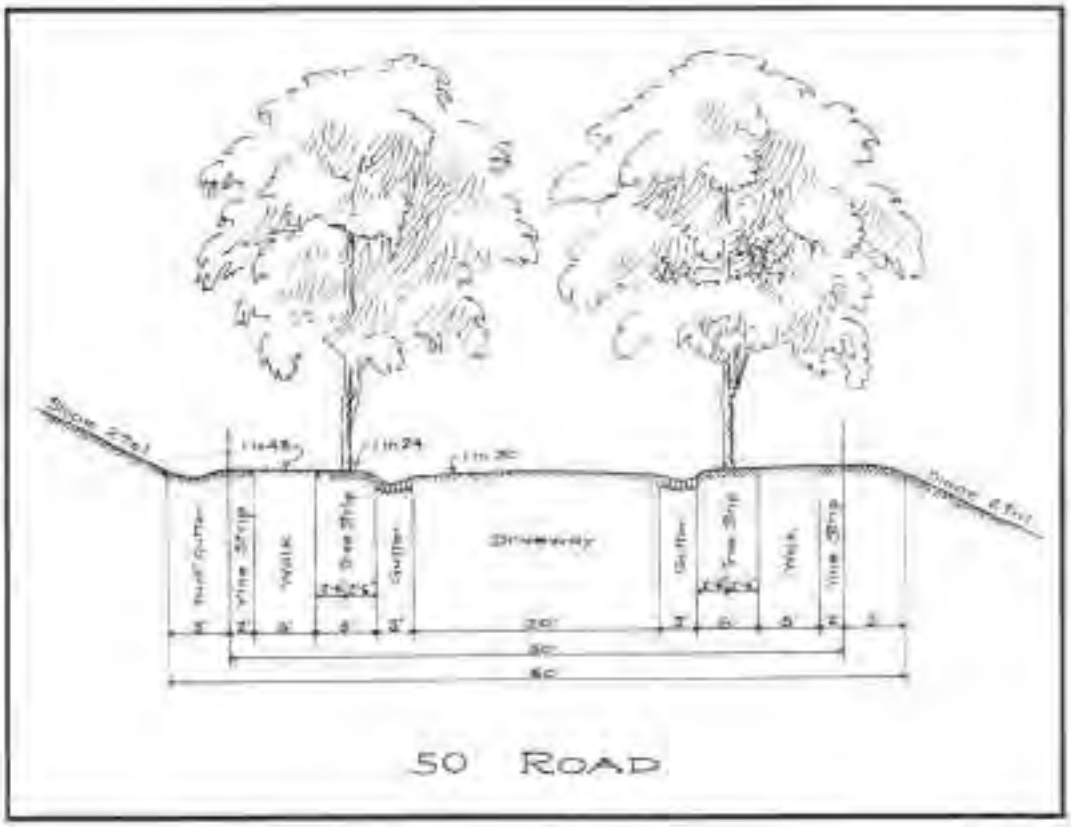


Residential Landscape Plan, Olmsted Brothers, 1903 **Illustration G**

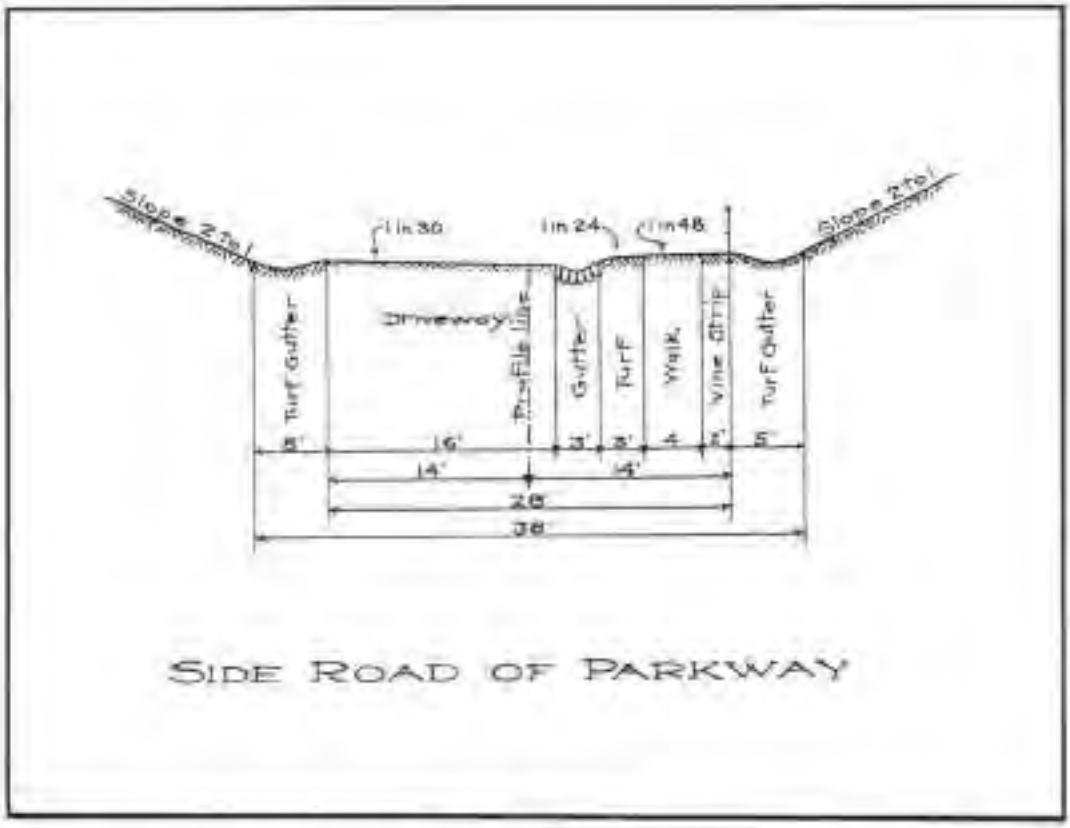


MAIN ROAD OF PARKWAY

Roadway Section For Main Road of Parkway, Olmsted Brothers, 1902 Illustration H



50 ROAD



SIDE ROAD OF PARKWAY

Roadway Sections for 50' Road & Side Road of Parkway, Olmsted Brothers, 1902

Illustration I

4.2 Architectural Resources

4.2.1 Residential Resources

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. The majority of this collection is part of the Eclectic movement that dominated American residential architecture from the turn of the century into the 1930s, promoting the revival of historic styles and the development of modernistic styles. Also included is a significant collection of late 1930s and 1940s housing important for its modest house forms with minimal stylistic influences and the introduction of new elements into the house form such as the garage. These residential resources were constructed in a wide range of scales varying from large to modest, so that many styles are represented in both an elaborately detailed, high-style fashion and a simpler, modest version. A significant number of houses are the work of many of Atlanta's most prominent architects during this period.

The Eclectic movement in American architecture spanned a period from the 1890s to World War II. The movement encompassed both the revival of historic, or period, styles and the advent of modernistic styles. Beginning in the 1890s, the movement was fueled by the 1893 Chicago Columbian Exposition, which stressed correct historic interpretations of European styles. The work of architects most often reflected this early emphasis on the reproduction of period styles. At the same time, the more modern styles such as Craftsman and Prairie were being developed as an alternative to the revival of past styles. The first wave of the use of these innovative styles came before World War I. After the war, the period styles flourished and dominated residential architecture during the 1920s and 1930s. The early 1920s perfection of the technique for applying brick and stone veneers allowed even the most modest houses to mimic the masonry exteriors of Old World architecture, causing the period-style movement to explode across the country. The mid-1930s saw a new wave of modernism beginning as architecture moved toward less stylistic reference and more emphasis on modern form with the International, Art Deco, and Art Moderne styles. Another result of this modernism was the proliferation of many modest houses still with a basically traditional form but only minimal stylistic references.

This residential architecture section is divided into three parts: **Architectural Styles and Details, Prominent Architects in Druid Hills**, and **Other Residential Resource Types**. These include descriptions and examples of the most prominent architectural styles found in the local historic district, some important house types, and a list of architects known to have worked in the Druid Hills area with examples of some of their works. Other types of residential resources found in the district—apartments and garages—are also discussed.

For more information on residential architecture, see *Sources of Information* in the *Appendix.*

Architectural Styles and Details

Most houses in Druid Hills are easily categorized by their architectural style. In fact, Druid Hills provides a rich study area for early-twentieth-century residential architectural styles and their associated forms and details.

Houses are considered "high-style" examples when all the elements that define a style come together. These high-style houses are often architect designed. It is much more common for houses to have only a few elements of a style. The large percentage of high-style houses in Druid Hills makes it an exceptional residential area in Atlanta and Georgia. Styles are executed in Druid Hills in a wide range of scales from large, high-style houses to smaller, more modest examples.

> **Architectural style** may be defined as the decoration or ornamentation that has been put on a building in a systematic pattern or arrangement as well as the design of the overall form such as proportion, scale, massing, symmetry or asymmetry, and relationships among its parts.

The residential architectural styles found in the Druid Hills area may be divided into the two categories of Revival Styles and Modernistic Styles. Following is a list of those styles discussed in detail in this section.

Revival Styles - Druid Hills contains a significant collection of period revival styles generally constructed from the 1910s to the 1930s. These houses revived styles based on European as well as American Colonial architecture. These examples are distinguished by fine and carefully executed details and ornament, as well as the use of quality materials for the desired effects of color and texture.

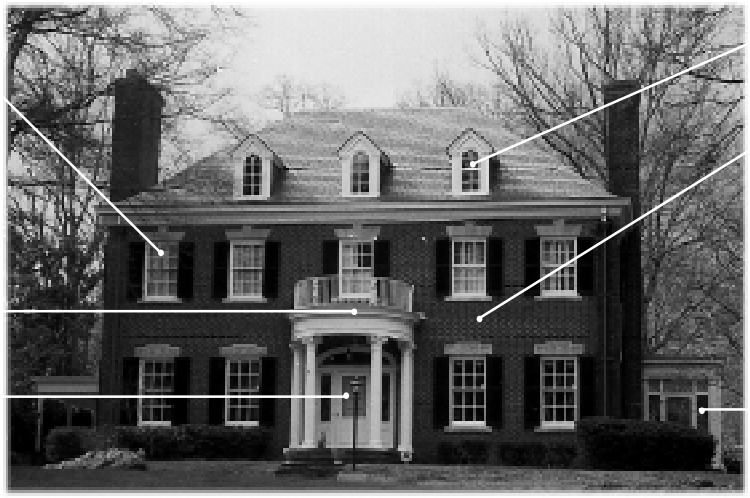
- Colonial Revival
- Neoclassical Revival
- Spanish Colonial Revival
- Mediterranean Revival
- Italian Renaissance Revival
- English Vernacular Revival

Modernistic Styles - The popularity of the traditional revival styles was interrupted by the first movement of modernistic styles with the rise of the Craftsman and Prairie styles in the 1910s and 1920s. These styles attempted to provide a more contemporary approach to residential design and are equally well executed and finely detailed with an emphasis on craftsmanship and materials. The second movement of modernistic styles came during the 1930s and 1940s with the introduction of the Art Deco, Art Moderne, and International styles with a focus on modern form.

- Craftsman
- Prairie
- Art Deco
- Art Moderne
- International Style

Colonial Revival (1890s-1950s)

This style comes from the late-nineteenth- and early-twentieth-century revival of interest in the architectural heritage of the colonial and early federal periods in America's history. The term "Colonial Revival" is generally used to refer to the revival of both the Georgian and Federal (or Adam) styles built along the eastern seaboard during the eighteenth and early-nineteenth centuries. Most Colonial Revival houses have symmetrical facades, prominent front entrances elaborated with sidelights or fanlights, entry porches with pediments or entablatures supported by delicate columns, multi-paned double-hung windows, and roof dormers. One-story side porches are also a common feature. These examples were based on the classically inspired Georgian and Federal styles brought to America from England and often mixed details from both styles. Some Colonial Revival examples borrowed forms and details from the earlier asymmetrical Postmedieval English buildings of the late-seventeenth to mid-eighteenth centuries, but these examples are less common. The Colonial Revival style was widely popular for a long period from the 1890s until well after World War II. Early examples were more interpretations than reproductions of colonial buildings, but by 1910 it had become fashionable to build carefully researched copies. Later examples, built during the 1940s and 1950s, tended to be much simpler. Druid Hills has an extensive collection of Colonial Revival examples from throughout the style's period of occurrence.



Typical example of the Colonial Revival style with principal features keyed

Colonial Revival House with wood siding.



One-story Colonial Revival House with triple windows reflecting Craftsman-style influence.



Simple one-story Example of the Colonial Revival Style



The **Dutch Colonial Revival** also was part of the movement to revive America's colonial architecture. These houses borrow distinctive features from Dutch colonial traditions. Their major characteristic is the gambrel roof, steeply pitched and side-gabled with two different slopes.

Typical Dutch Colonial Revival House with side-gabled gambrel roof and front shed dormer.



Unusual example of a Dutch Colonial Revival House with front-gabled wing and wood shingle and field stone exterior.



Neoclassical Revival (1890s-1930s)

This style, which signaled revived interest in classical architecture, developed during the same period as the Colonial Revival and was popular through the 1930s. The Colonial Revival and Neoclassical Revival styles have similar features, but the Neoclassical Revival is typically more elaborate and is distinguished by a dominant full-height portico. It is an eclectic style, meaning it is derived from several earlier styles, and it always exhibits elements of the classical orders. Its full-height porticos most often have prominent pediments supported by classical columns. Neoclassical Revival facades are symmetrical, and the central front entrances are elaborated with classical pilasters, pediments, sidelights, fanlights, or transoms.

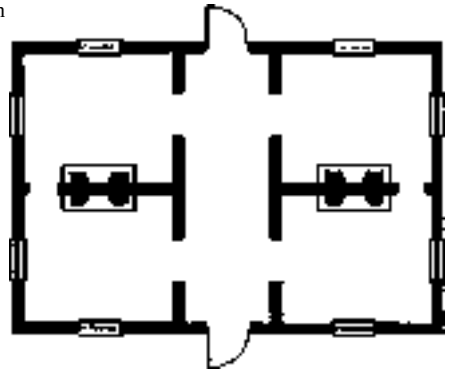


Typical example of the Neoclassical Revival style with principal features keyed

Example of portico with square masonry corner columns.



Georgian House Floor Plan



Many of the Colonial Revival and Neoclassical Revival houses whose styles reference classical architecture have symmetrically designed forms that are based on the traditional **Georgian house type.** House types identify a building's overall form and floor plan independent of its architectural style. The Georgian house type has a symmetrical floor plan consisting of a central hallway with two rooms on either side. This house type is named not for the state but for its association with eighteenth-century English Georgian architecture. It may be the single most popular and long-lived house type in the state, as it has been constructed here in almost all periods of Georgia's history.

Spanish Colonial Revival (1920s-1930s)

This style was another part of the movement to revive American colonial architecture and drew from the Spanish colonial architectural heritage of the American southwest and Florida, including the mission building traditions of California. The style was not as popular as other colonial styles, but was constructed in neighborhoods during the 1920s and 1930s. Houses in this style have a clay tile roof that is usually gabled with little eave overhang, and walls are of smooth stucco. They are generally asymmetrical, and arched openings and arcaded loggias, or porches, are common. The roof may be elaborated with curvilinear gables or parapets that come from the mission tradition. Several excellent small-scale examples of this style are located in the Cameron Court Subdivision.



Typical example of the Spanish Colonial Revival style with principal features keyed

Example with arcaded front porch.



A more compact example of the Spanish Colonial Revival Style



Mediterranean Revival (1920s-1930s)

This style was based on both Spanish and Italian vernacular country houses in the Mediterranean Sea area and was constructed during the 1920s and 1930s. Houses in this style are usually asymmetrical and have smooth stuccoed or masonry walls. The roof is covered with clay tile and is generally low-pitched hipped or gabled. Recessed and arcaded loggias and arched window and door openings are common. Houses more Spanish in origin will have little or no roof overhang, while houses more Italian in origin will have wide overhanging eaves. An outstanding group of Mediterranean Revival-style houses can be found on Villa Drive in the Druid Hills Heights area just west of Briarcliff Road.



Typical example of the Mediterranean Revival style with principal features keyed.

Example with wide overhanging eaves and eave brackets of Italian origin.



Group of Mediterranean Revival Style houses on Villa Drive



Italian Renaissance Revival (1910s-1920s)

This style resulted from the revival of interest in classical architecture during the 1890s and drew directly from Italian Renaissance models. The style was built during the 1910s and 1920s and shares many common characteristics with the Mediterranean Revival style. Houses in this style are generally large symmetrical blocks with low-pitched, hipped roofs covered with clay tile and with wide overhanging eaves and decorative brackets. Renaissance classical details such as columns and pilasters, pediments over openings, and corner quoins are common. Some examples are asymmetrical with doors and windows asymmetrically arranged on the facade. Wall surfaces are smooth stucco or masonry. Window and door openings are often arched and grouped together, and porches may be recessed arched loggias. A significant number of examples of this style are located in the Druid Hills area.



Typical example of the Italian Renaissance Revival style with principal features keyed.

Asymmetrical example with corner quoins.



Simpler example with side-gabled roof.



English Vernacular Revival (1920s-1940s)

This style appeared in many of Georgia's developing neighborhoods and suburban areas in the early decades of the twentieth century. As its name suggests, the style was derived from the vernacular architectural traditions of medieval England. Characteristic features include steeply pitched roofs, asymmetrical front facades, prominent chimneys, and round-arched entranceways. Brick masonry is the usual exterior material and is often combined with accent materials of stone and decorative half-timbering. Druid Hills has a large number of English Vernacular Revival examples ranging from large elaborate examples to more modest ones. The style is commonly found in the University Park/Emory Highlands/Emory Estates area.



High style example of the English Vernacular Revival style with principal features keyed.

Example with decorative half-timbering.



Example with field stone accenting the gabled entry.



More modest example of the style.



Craftsman (1910s-1930s)

Perhaps the most popular architectural style in Georgia during the first decades of the twentieth century, the Craftsman style was quite different from the other styles of its era. Instead of reviving a past style, it broke with tradition and moved toward modern house design. The style was American in origin and influenced by both the English Arts and Crafts movement and the wooden architecture of Japan. Craftsman-style houses emphasize structure and materials. They generally have low-pitched gabled, sometimes hipped, roofs with wide overhanging eaves and exposed rafters and decorative brackets. The houses are most often asymmetrical with porches supported by short columns set on heavy masonry piers.



Excellent example of the Craftsman style with principal features keyed.

The Craftsman style is often associated with the **bungalow house type**. The bungalow generally has a long and low form with an irregular floor plan within an overall rectangular shape. Roofs are low-pitched and may be front-gabled, side-gabled, cross-gabled, or hipped, forming subtypes of the bungalow form. Integral porches are common. Bungalows were very popular in all areas of Georgia during the early twentieth century.

Two-story house with Craftsman-style details.



Symmetrical house form with Craftsman-style details.



Prairie (1910s-1920s)

Like the Craftsman style, the Prairie style was a modern break from the revival styles of the early twentieth century. Developed by American architect Frank Lloyd Wright as a dramatic break with tradition, it was also influenced by the English Arts and Crafts movement as well as Japanese architecture. The Prairie style is characterized by an emphasis on the horizontal. It is usually two stories with one-story porches and wings. The roof is low-pitched and either hipped or gabled and has widely overhanging eaves with exposed rafters. Windows are often grouped together in rows to further emphasize the horizontal. Porches have massive masonry supports. Structure and materials are strongly expressed. The Prairie style was not very popular in Georgia, but when used was often combined with other stylistic influences, particularly the Craftsman style.



Good example of the Prairie style with principal features keyed.

Example with Prairie-style influences combined with Colonial Revival-style details.



Another example with the horizontal emphasis of the Prairie style



Minimal Traditional Houses

A trend in residential architecture beginning in the late 1930s and extending through much of the 1940s produced houses constructed with basically traditional forms and a minimum of stylistic detail. This category of house is often referred to as Minimal Traditional. These houses are generally more important for their house forms than for their architectural style. Although these house types have been little studied so far, they form a large group of important housing stock from this era.

Emory Grove House Types

The Emory Grove area consists of a group of these Minimal Traditional houses. These houses were built throughout the Emory Grove development as well as other developments from the same period, such as Druid Hills Heights and Briarwood Hills. While several variations of these house forms exist, they generally consist of a central block with side-gabled roof and little eave overhang, a chimney that may be located within the interior or on the gabled end of the central block, and smaller side- or front-facing gabled wings. The Emory Grove houses generally have masonry exteriors. Minimal Traditional houses have few specific stylistic details but tend generally to reference the traditional Colonial Revival or English Vernacular Revival styles.



Example of the Emory Grove House Type with principal features keyed.

Example from Druid Hills Heights with basement garage.



Another example from Emory Grove with minimal details



Prominent Architects in the Druid Hills Local Historic District

A number of the Atlanta area's most prominent architects designed houses in the Druid Hills area during this early to mid-twentieth-century period. This work has produced an impressive collection of high-style houses, particularly of the period revival styles. Following is a list of architects and architectural firms known to have worked in Druid Hills. The list is not comprehensive, and certainly will be expanded as other architects and firms are identified.

Daniel Bodine	John Francis Downing	Henry Hornbostel	Philip Shutze
A. Ten Eyck Brown	Walter T. Downing	Ivey and Crook	DeFord Smith
Eduard Clerk	Frazier and Bodine	Robert Smith Pringle	Francis Palmer Smith
Clerk and Lieberman	Hal Hentz	Pringle and Smith	Owen James Southwell
Conklin and Mitchell	Hentz, Adler, and Shutze	Neel Reid	Edward Tilton
Lewis Edmund Crook	Hentz, Reid, and Adler	Arthur Neal Robinson	Leila Ross Wilburn

Example of work of Leila Ross Wilburn, who published a number of architectural pattern books that provided well-designed and modern house plans.



Example of work of Neel Reid, well-known for his traditional house designs in the Atlanta area.



Other Residential Resource Types

Apartment Buildings

Several examples of historic apartment buildings exist within the district. These are located on the major thoroughfare of Briarcliff Road. All the complexes are designed with a residential appearance to fit into the surrounding neighborhoods.



This apartment complex illustrates the use of the Art Moderne style for post-World-War-II residential buildings. Constructed in 1949, it is an excellent example of a multi-family complex of residential-scale buildings in a landscaped setting that fits well into the surrounding residential community. This complex could serve as a model for the compatible design of contemporary apartment complexes in the area.

Accessory Buildings

Garages

A large number of historic garages exist in the Druid Hills area. They are generally located to the rear of the main house so that they tend to be inconspicuous from the street. These garages are constructed of both wood and brick.



This two-story garage with upstairs apartment is a typical feature of many Druid Hills properties.

4.2.2 Institutional Resources

Institutional resources within the Druid Hills Local Historic District include educational, religious, fine arts, and medical-related facilities. Some of these resources were historically constructed as institutional facilities, while others were originally constructed for other purposes and have become institutional facilities. These institutional resources represent some of the most high-style buildings in the Druid Hills area, as they tend to be architect designed. They all represent important institutions within the Druid Hills community.

Druid Hills High School

Designed in 1929 by Ivey and Crook, Druid Hills High School is an imposing institutional example of the Colonial Revival style. This educational facility has served many of the community's high school students and has been a meeting place for community activities.

Druid Hills High School



Emory Presbyterian Church

Emory Presbyterian Church was constructed c.1943 in an Academic Gothic style, a popular style for early twentieth-century ecclesiastical architecture which focused on an accurate reproduction of Gothic ornament. The stone building has fine details such as the delicate window tracery and buttresses.

Emory Presbyterian Church



Callanwolde

Callanwolde currently serves as a fine arts facility but was originally constructed in 1920 as a Candler residence. The large house was designed by Henry Hornbostel in the English Vernacular Revival style with fine stone details and half-timbered upper story.

Callanwolde



REACH Rehabilitation and Education Center and Gardens

The facility now used by the Reach Rehabilitation and Education Center was originally the Cator Woolford estate. The Neoclassical Revival-style main house remains at the center of the complex. Other nonhistoric buildings have been constructed for use by the center. The estate's landscaped gardens were designed in 1921 by landscape architect Robert Cridland.



Gardens at REACH Rehabilitation and Education Center

Fernbank

Although not a historic building, the Fernbank Museum of Natural History is an important institutional presence in the Druid Hills community. The museum building was sited on the rear portions of residential lots fronting on Ponce de Leon Avenue, allowing this important historic pattern of residential development to remain intact. The building's design lets it clearly stand out as a new resource in the area.



Fernbank Museum of Natural History

4.2.3 Commercial Resources

Emory Village

Only one group of historic commercial resources exists within the Druid Hills Local Historic District. Emory Village at the corner of North Decatur and Oxford Roads is a row of attached masonry commercial buildings. The section of the row nearest the corner of North Decatur and Oxford was constructed in the 1920s, and the row was expanded in the 1930s to the west along North Decatur. The row consists of a series of one-part commercial blocks.



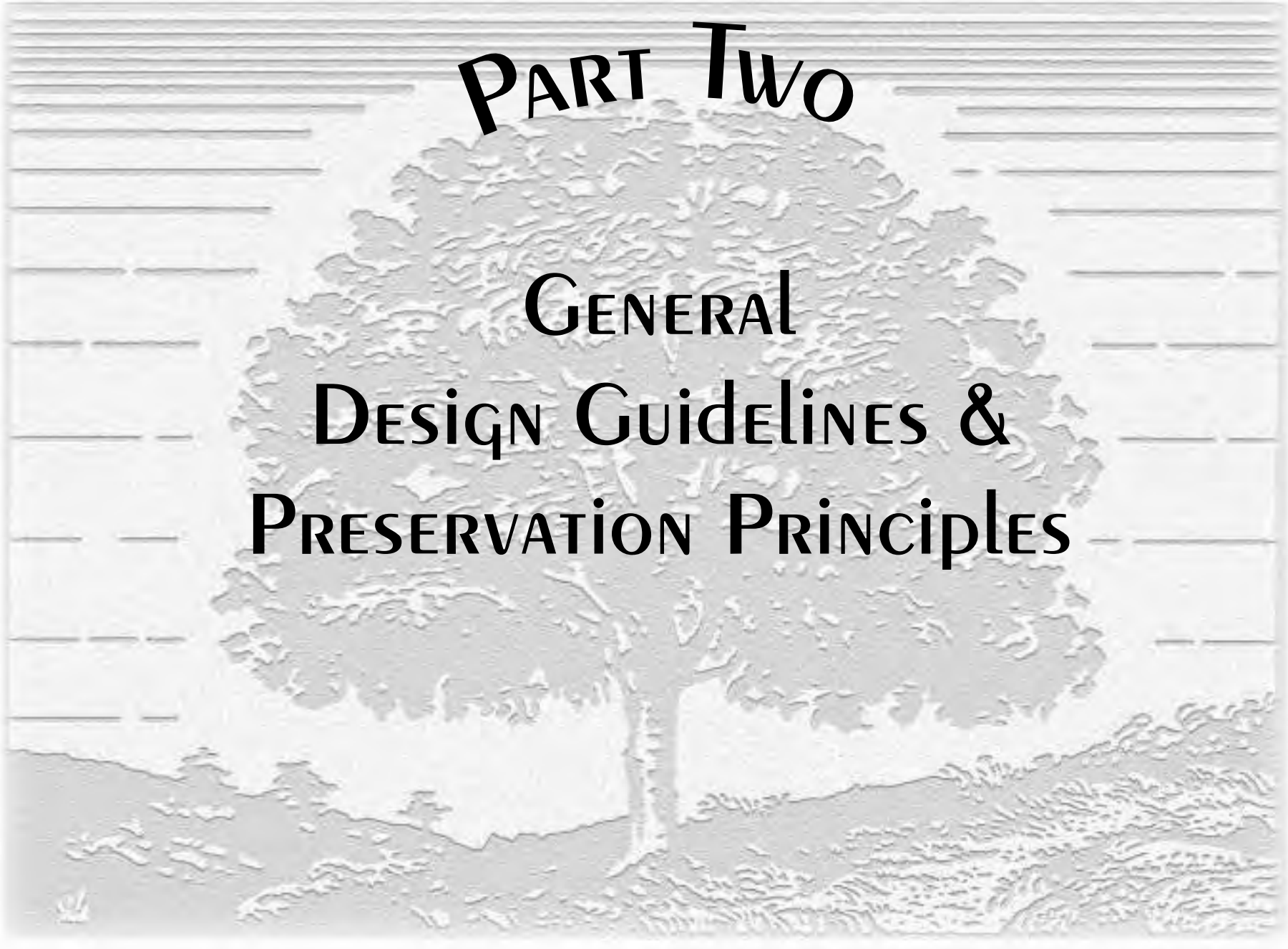
Historic commercial building in Emory Village with principal architectural features keyed.

A **one-part commercial block** is a one-story, usually rectangular box with a decorated facade. The facade consists of large plate glass display windows and an entrance topped by a cornice or parapet. A space for signage is usually found between the windows and cornice. These boxes are often attached to form a commercial row, such as in Emory Village.

The one-part commercial block building type was probably developed during the mid-nineteenth century and became common throughout American towns and cities. During the 1920s, efforts were made to make these commercial blocks in suburban areas more ornamental and visually harmonious with their neighborhood surroundings. This can be seen at Emory Village, where the buildings have been elaborated with shaped parapets decorated with delicate classical details in terra cotta such as urns, cartouches, and cornices, reflecting the emphasis on period stylistic detailing. Several of the building facades have been stuccoed over, but their glass storefronts have remained largely intact.



Commercial buildings with stuccoed exteriors.



Part Two

General Design Guidelines & Preservation Principles

Part Two of this manual provides (1) basic preservation principles and design concepts and (2) specific guidelines for architectural rehabilitation, new construction and additions, natural landscapes, cultural landscapes, archaeological resources, and nonhistoric properties. These are comprehensive guidelines, applicable to all properties within the district, including those located in the five character areas discussed in Part Three.

Adhering to the information contained in Part Two will assure the preservation and protection of the historic character of the Druid Hills Local Historic District in accordance with the goals established in *Section 1.3*.

5.0 Preservation Principles & Approaches for Architectural Rehabilitation Projects

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the DeKalb County Historic Preservation Commission and why it is important to use a carefully thought-out approach when working with historic resources.

Before any preservation project is begun, a number of fundamental decisions need to be made. What will the property be used for? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Design Review Objective - 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.

5.1 Use of Historic Properties

From a preservation perspective, the most desirable use for a historic property is its original use. Keeping a historic home as a residence or a storefront as retail space usually requires the least physical changes to a property. Due to changes in economic conditions, zoning, and other realities of modern life, however, it sometimes becomes necessary to alter a historic building. For example, a residential building may be converted to office space or a family may need to add to the functional living space of their home. Following is information that will assist property owners in making the right decisions when planning changes to their historic properties.

5.2 Preservation Methods

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists *at the present time*. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But "preservation" has become the term most often used when referring to a wide range of conservation practices. Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictate the method used to preserve a historic property. Although "rehabilitation" and "restoration" might sound alike, the end result is quite different.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation and dead or dying trees that threaten the structure, exterminating, carrying out basic structural repairs, securing the property from vandalism, and other steps to prevent additional deterioration of the property. This approach is usually taken on a building not currently in use to "mothball" it until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), putting on additions for bathrooms, repairing damaged materials such as woodwork and roofing, painting, and addressing contemporary needs such as fire safety and handicap access.

Rehabilitation sometimes necessitates the adaptive use of a building from residential to office or commercial use. This may result in physical changes, such as additions for offices, parking lots, and signage.

If a rehabilitation is sensitive, those changes are made in a way that does not detract from the historic character and architectural significance of the building and its setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, carefully repairing parts of the building damaged by time, and replanting vegetation.

Restoration is a more accurate and costly means of preserving a building. It entails detailed research into the history, development, and physical form of the property; skilled craftsmanship; and attention to detail.

Druid Hills' numerous architect-designed buildings are appropriate candidates for restoration.

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

5.3 United States Secretary of the Interior's "Standards for Rehabilitation"

The U.S. Secretary's Standards for Historic Preservation Projects were initially developed for use by the Secretary of the Interior in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the "Standards for Rehabilitation" are considered the basis of sound preservation practices. They allow buildings to be changed to meet contemporary needs while ensuring that those features that make buildings historically and architecturally distinctive are preserved. They have meaningful application to virtually every type of project involving historic resources.

The "Standards for Rehabilitation" provide the framework for these design guidelines and will be used by the DeKalb County Historic Preservation Commission in reviewing applications for Certificates of Appropriateness. These standards are listed as follows:

1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8 Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5.4 Eight Steps of a Preservation Project

Following is an outline of an accepted approach to **planning** (Steps 1-3) and **implementing** (Steps 4-8) preservation projects. It is highly recommended that property owners review these points carefully and consider their importance. The planning phase must be completed prior to the submission of a Certificate of Appropriateness application. These steps are explained in recommended order.

STEP 1 — Inspect the Property and Make a Wish List

It is essential that a thorough inspection of the structure or site be made, which will allow for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. This inspection should also take into account the character of the surrounding area (area of influence—see Section 2.1), with special attention given to how the property in question relates to nearby buildings and sites. Develop a wish list of what needs to be done and what improvements and/or changes are desirable but not necessary to the physical soundness of a property.

It is very important that existing conditions be documented through photographs before any work is undertaken. This is especially true when tax credits are being sought. These photographs can be taken at any time during the planning process.

THE PROPERTY OWNER MAY WISH TO CONSULT WITH THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION TO OBTAIN PRELIMINARY COMMENTS AND SUGGESTIONS BEFORE DEVELOPING CONCEPT PLANS.

STEP 2 — Define the Project and Develop a Preliminary Concept

At this stage the property owner must determine the type (stabilization, rehabilitation, renovation, or reconstruction) and extent of the project to be undertaken. Cost will likely be an issue and therefore it is advisable to consult with an architect, landscape architect, interior designer, or preservation planner. These professionals can assist the owner in defining the basic components of the project.

STEP 3 — Refine Preliminary Concept and Develop a Master Plan

This is the final step of the planning process—the end result of which is what might be called a Master Plan. The Master Plan should outline the principal goals of the project and the efforts needed to complete Steps 4 through 8.

SUBMIT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS.

STEP 4 — Stabilize the Building

Before any new design work is undertaken, the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

STEP 5 — Carry Out Structural Repairs

Once deterioration has been halted, any structural damage that exists must be corrected. Depending upon the location of the damage, work on the project may be continued prior to correcting the damage. It is advisable, however, to address all structural damage in a timely manner. If the approved project involves an addition to the building, it should be made only after all structural repair work has been completed.

STEP 6 — Carry Out Infrastructure Repairs

Repairs and improvements to mechanical systems (i.e., cooling and heating systems, electrical systems and plumbing) are essential to achieving the highest degree of comfort and economy in any building. It is therefore important to attend to this type of work fairly early in the overall project rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, which is yet another reason for planning this work early in the project.

STEP 7 — Carry Out Energy Conservation Improvements

Most steps to improve energy efficiency are generally quite straightforward and sometimes surprisingly inexpensive. This type of work can therefore usually be put off until more complicated and expensive tasks have been completed. Of course, if the project involves an addition, this work should be done during framing.

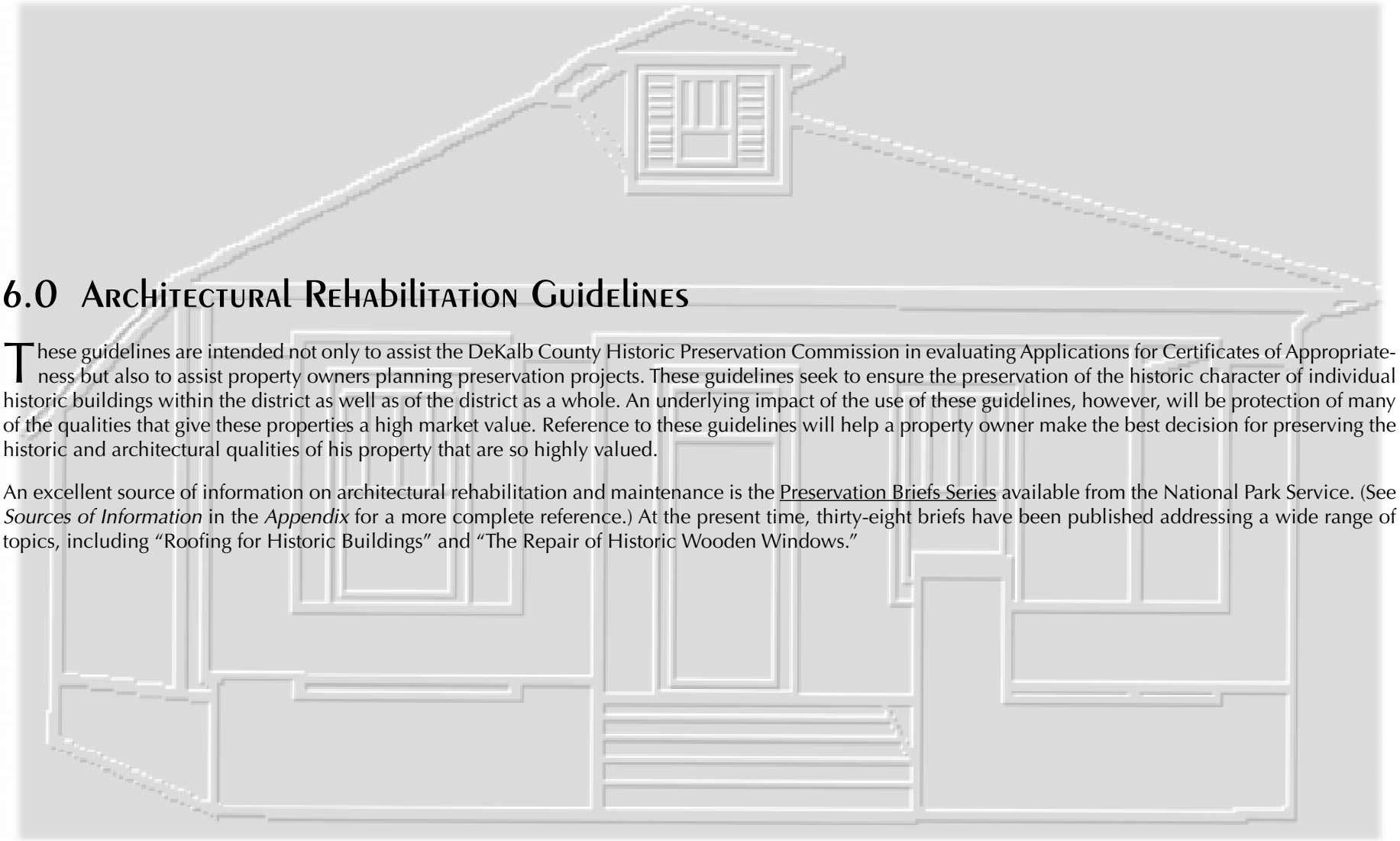
STEP 8 — Carry Out Cosmetic Work

Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the next stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is

essential that all preliminary work (stabilization, structural repairs, infrastructure improvements) be completed beforehand so that nothing will have to be done twice.

STEP 9 — Landscaping

If the project involves an addition, landscaping for the addition will likely be the last phase of work. It is helpful, however, to prepare a landscape plan early in the project so as to allow for planting at the earliest appropriate season. See *Section 9.7* for steps to follow in projects involving the redesign of residential landscapes.



6.0 Architectural Rehabilitation Guidelines

These guidelines are intended not only to assist the DeKalb County Historic Preservation Commission in evaluating Applications for Certificates of Appropriateness but also to assist property owners planning preservation projects. These guidelines seek to ensure the preservation of the historic character of individual historic buildings within the district as well as of the district as a whole. An underlying impact of the use of these guidelines, however, will be protection of many of the qualities that give these properties a high market value. Reference to these guidelines will help a property owner make the best decision for preserving the historic and architectural qualities of his property that are so highly valued.

An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. (See *Sources of Information* in the *Appendix* for a more complete reference.) At the present time, thirty-eight briefs have been published addressing a wide range of topics, including "Roofing for Historic Buildings" and "The Repair of Historic Wooden Windows."

6.1 Building Elements and Details

6.1.1 Exterior Materials

The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. If only a few materials are visible, the result is uniformity and continuity. It is also possible for considerable variety of surface materials and treatments to characterize an area, and yet even in such cases the addition of certain materials would greatly disrupt the predominant visual textures.

Druid Hills - Brick is the predominant exterior wall cladding material. Stucco and wood, such as weatherboard and shingles, are less common. Fieldstone and granite are frequently used as accent materials.

Guideline - Original masonry should be retained to the greatest extent possible <u>without</u> the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

The original exterior masonry on this house, including its mortar joints, has been well maintained.



The unusual Òknobby(appearance of this masonry is an important character-defining feature of this houseÕ exterior and should be maintained.



The stone masonry provides accent to this houseÕs front entrance and should be properly maintained.



Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

The rough textured stucco exterior of this house is an important character-defining feature. Repairs to the stucco should duplicate the original texture.



The smooth texture of this stucco exterior should be maintained.



Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

Artificial siding has been applied to this house, altering its exterior appearance and presenting the possibility of damage to original materials underneath.



6.1.2 Architectural Details

Stylistic details, such as brackets, cornerboards, moldings, cornice details, decorative window and door trims, and shingles are essential to the historic character of buildings and districts.

Druid Hills - One of the defining features of Druid Hills is its outstanding collection of high-style buildings representing the entire spectrum of early-twentieth-century architecture.

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.

The half-timbering, stone window and door surrounds, and corner quoins are important stylistic details of this example of the English Vernacular Revival style.



The eave brackets, exposed rafter ends, and decorative half-timbering of this roof gable are typical features expressing the materials and craftsmanship important to the Craftsman style.



6.1.3 Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features, they can be extremely important in defining the overall historic character of a building.

Druid Hills - The period residences of Druid Hills display a variety of porch forms ranging from a modest Colonial Revival entrance porch to an elaborate two-story Neoclassical portico, from a recessed arcaded corner porch on an English Vernacular Revival cottage to a columned porte cochere typifying the Prairie style. One-story, side porches flanking a two-story central mass are common in the district and associated with many different styles. Many of the early-twentieth-century revival styles highlight the primary entrance with pilasters, pediments, hoods, sidelights and fanlights, and various other details. In contrast, the Minimal Traditional house form of Emory Grove displays a very modest entrance. Regardless of the degree of stylistic expression, these porches and entrances are essential to the character of their buildings.

Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.



This side porch has been enclosed with screen, helping to maintain its original open character.

Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.



The open pergola design of this entrance porch, side porch, and porte cochere is a significant stylistic feature of this house and should be maintained.

Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

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.

This simple entrance hood is a primary character-defining feature that focuses attention on this houseÕs main entrance.



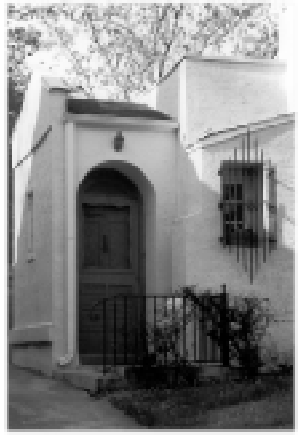
This heavy wood door in its original arched entrance is a major stylistic feature of this English Vernacular Revival style house.



This simple screen door does not detract from the Colonial Revival/ Craftsman style entrance.



The arched Spanish Colonial Revival style entrance is an important character-defining feature of this house.



6.1.4 Windows

Windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of buildings. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings and contribute greatly to the architectural variety of the district.

Druid Hills - The period residences of Druid Hills display a variety of window types and materials. Double-hung sash, casement, pivot, and decorative fixed windows are all common. Wood sashes are most typical, but metal, as in the case of casement, is also present. Single, grouped, tri-partite, and even banded, as seen on the Art Moderne apartments on Briarcliff, are all arrangements found throughout the district. Bay windows are an important massing element. The light patterns, materials, and arrangements of windows play a key role in defining the styles of Druid Hills architecture and contribute to the overall appearance of the district.

6.1.4 updated Guideline- Existing historic windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware may be repaired or replaced. If repaired or replaced, alterations should be made with in-kind material and in the same design. Historic windows that have separate panes of glass should be replaced with simulated or true divided lights. Non-historic windows should be replaced with in-kind material and design or wood or wood-composite material in the same design. Material exceptions may be made for preexisting aluminum or steel framed windows. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

Guideline - The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be able to be removed at a later date, thus guaranteeing sensitive placement. Interior storm windows are recommended as an alternative to the usual exterior application. Replacement windows, if using insulated glass, should have either true divided lights with muntins no larger than the original or false muntins applied to the exterior and interior (not just snap-on). These windows are now available at reasonable cost.

These double-hung windows, with six-over-one pane configuration typical of the Craftsman style, have been well-maintained.



This group of round arched windows is a characteristic feature of the Italian Renaissance Revival style.



The row of stepped windows on this house provides the front facade with a distinctive pattern that should be maintained.



6.1.5 Roofs, Chimneys, and Dormers

Original roof form—with its shape; features such as dormers, cresting, and chimneys; slope; material and color; and patterning—is an essential and character-defining feature of a building. Roof forms frequently create street patterns through repetition of pitch, orientation, and/or shape. In addition, sound roofs are essential to a building's preservation.

Druid Hills - Hipped, gabled, flat, parapet, cross-gabled, cross-hipped, jerkinhead, and gambrel are all principal roof forms widely represented in Druid Hills' architecture. Massing elements such as projecting bays, porches, and dormers display secondary roofs that may connect with and impact the overall impression of the roof form. An unusually high number of slate and clay tile roofs are present in the district. All of these elements are important character-defining features that contribute to the stylistic expressions of buildings.

Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers—placed out-of-view of public right-of-way—to create this space.

The side-gabled gambrel roof with shed dormer is a primary feature of the Dutch Colonial Revival style, and its form should be maintained.



The characteristic gabled and bracketed dormer of the roof of this Craftsman-style house should be retained.



Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater that most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

This clay tile roof is an important character-defining feature of this house and should be maintained and repaired rather than replaced.



This slate roof will last for many years if it continues to be well maintained. The roof dormers are also important stylistic features that should be maintained.



Guidelines - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.

This front-facade brick chimney adds to the picturesque character of this English Vernacular Revival style house and should be maintained.



The random-stone masonry of this chimney is unusual in Druid Hills and should be properly maintained.



This interior brick chimney is a small but important element of the roofline of this house.



6.1.6 Foundations

Foundations primarily play a functional role by protecting the undersides of buildings. Oftentimes they are subtle elements that blend with the rest of the building. They can also contribute to the stylistic expression of a building by utilizing contrasting materials.

Druid Hills - Foundations in Druid Hills are, for the most part, solid brick or granite. Houses in the area of Emory Grove south of N. Decatur Road display solid granite foundations.

Guideline - Work involving foundations should, to the extent possible, preserve original appearances and materials. The primary issues in Druid Hills will be repair and maintenance and the application of inappropriate surface treatments such as stucco (see guidelines under *Section 6.1.1 Exterior Materials*). Where additions are made to houses with granite foundations, the addition's foundation may use a veneer stone if it matches the existing in color, pattern, and mortar.

This granite foundation is characteristic of houses found in Emory Grove and should be properly maintained



6.1.7 Gutters

Adequate roof drainage is necessary to (1) insure that roofing materials provide a weather-tight covering and (2) prevent water from splashing against walls and foundations or draining toward buildings.

Druid Hills - The high-style buildings in the district often feature colonial "hidden" gutters and copper downspouts with decorative attachments.

Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.

Guideline - New downspouts should be placed along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.



This downspout is appropriately placed along the corner of the house and directs water away from the houseÕs foundation.

6.2 Mechanical Services

Guideline - The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation (front) of a building should not be disrupted by the addition of mechanical services.



This window air conditioning unit is inappropriately placed on the houseÕs front facade. It would be better placed on a view-obstructed facade and buffered so as to be as unobtrusive as possible.

6.3 Accessory Buildings

Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in *Section 6.1.1 Building Elements and Details.* For construction of new accessory buildings see *Section 7.0 Additions and New Construction.*



This wood-framed garage is an important site element of its historic property and should be preserved and maintained.

6.4 Adaptive Use

Guideline - A dwelling converted to a non-residential use must retain its historic architectural integrity and residential character.

6.5 Health and Safety Code Compliance

Guidelines - Compliance with health and safety codes and handicapped access requirements should be carried out with a minimum of impact to the historic character of community institutional buildings. Adding handicapped ramps is a common issue. Placement of new ramps should be done so as to minimize visual impact to the building, particularly the principal elevation (front) of the building.

Recommendation - Necessary access ramps on the front facade should be constructed in such a way that they can be removed without damage to the facade.

6.6 Demolition by Neglect

Demolition by neglect occurs when a building is allowed to deteriorate due to lack of maintenance and security. Efforts should be made to minimize the occurrence of this condition through the education of property owners concerning proper methods of upkeep and preservation.

Druid Hills - The DeKalb County Historic Preservation Ordinance authorizes the Historic Preservation Commission to monitor the condition of historic properties located in the historic district. If the Commission determines that failure to provide ordinary maintenance and repair results in "demolition by neglect," it is authorized to take certain steps to correct the situation. See Section 10 of the Preservation Ordinance, "Failure to Maintain Historic Property."

Proper maintenance of this property has been neglected, and it is now deteriorating.



Guideline - Property owners shall avoid demolition by neglect.

6.7 Maintenance

See *Sources of Information* in the *Appendix* for list of references on maintenance and rehabilitation.

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.

6.8 Exterior Colors

Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)

Paint color will not be reviewed by the DeKalb County Preservation Commission. Appropriate paint colors are usually related to the style and type of the property in question.

Recommendation - ~~Homeowners considering painting their homes are encouraged to determine the range of paint colors and techniques applicable to the particular architectural period of their property so that a proper choice might be made. The placement of different colors on a house (i.e., the primary color as well as trim colors) is also of critical importance.~~

Replaced 6-18-2018

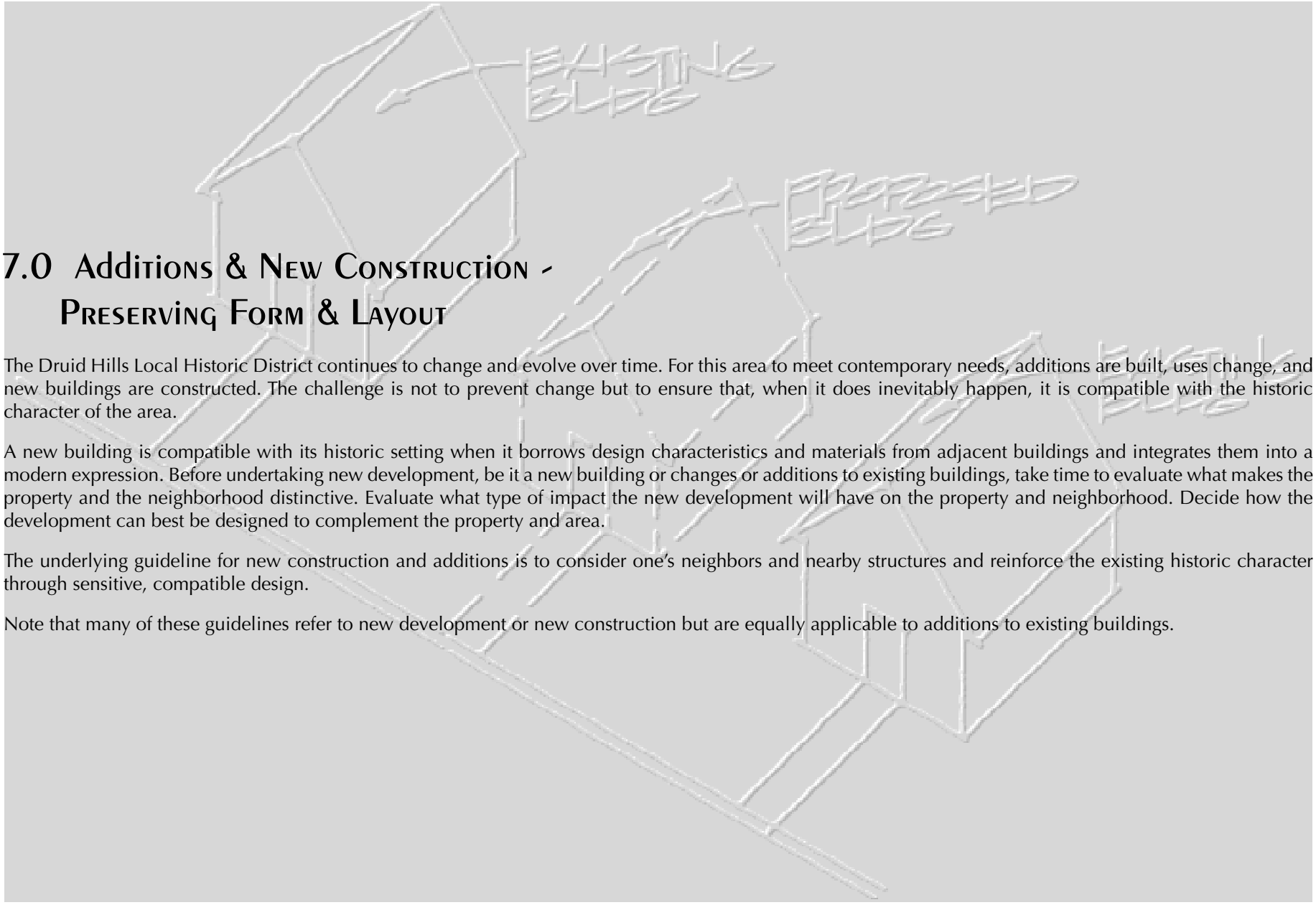
6.9 Interiors

Although proposed changes to interiors will not be reviewed by the DeKalb County Preservation Commission unless those changes would have an effect on exterior architectural features, it would be wise for property owners to make every effort to preserve the historic characters of their building interiors as they are valuable assets of the property. Following are some helpful recommendations for property owners:

Recommendation - When planning a rehabilitation, particularly in the case of adaptive use, preserve as much of the significant historic floor plan as possible. If changes are needed, attempt to make changes in such a way that they are reversible and do not damage or result in the loss of historic materials.

Recommendation - Care should be taken to preserve character-defining interior features such as wood floors, molding, picture rails, fireplaces, paneling, plaster details, and other details that distinguish historic buildings from new construction.

Recommendation - The visible interior features of heating, lighting, air conditioning and plumbing systems may contribute to the overall character of a building. Retaining these elements, when possible, should be considered. This will likely require upgrading and augmenting the system components themselves.



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

The area of influence may be the back of a property, a streetscape, or several blocks. A consistent streetscape will result when new buildings are designed in consideration with what already exists. To define the area of influence that the new development or addition will have, ask questions such as:

- *How large an area will the new development impact?*
- *Is it to be an addition to the rear of a building that will not even be visible to the public? Or is it a new building that will impact the whole streetscape?*
- *Will the new building be in the middle of a block with only one facade visible to the public, or will it be on a corner lot, and therefore will have two facades clearly visible?*
- *Will the project generate the need for additional parking or impact traffic in the area?*

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.

Area of Influence

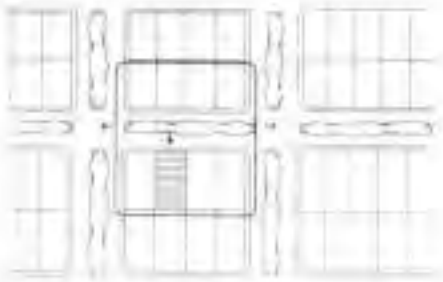
Each site within a historic district will have its own unique area of influence. Items that must be considered when determining the area of influence might include:

Neighborhood buildings should be examined to determine the common characteristics that should be retained and applied to the new addition or building.

Corner Site



Interior Site



7.2 Recognizing the Prevailing Character of Existing Development

Every building, whether historic or modern, is a product of design, and the design of buildings is accomplished through the utilization of several basic **design concepts:**

Building Orientation and Setback	Proportions
Directional Emphasis	Rhythm
Shape	Scale/Height
Massing	Materials/Architectural Elements

These concepts form the basis for visual relationships among buildings, which in turn influence the ways in which buildings are perceived by the public. When a new structure is built among historic buildings or an addition is made to an existing building, the level of success with which it relates to existing buildings—and whether it contributes to or detracts from the area—will be determined by the ways in which its design recognizes and is a function of the prevailing design expression in the area of influence.

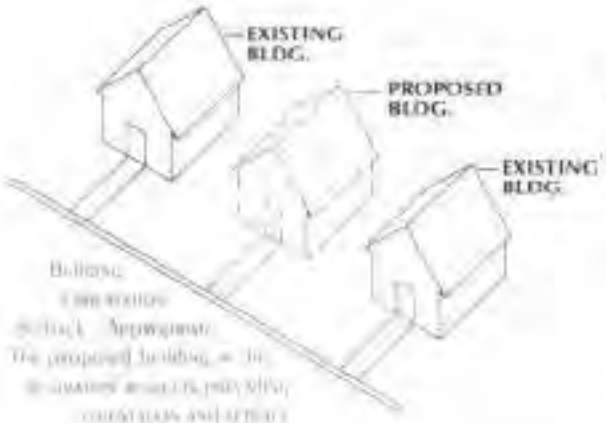
Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

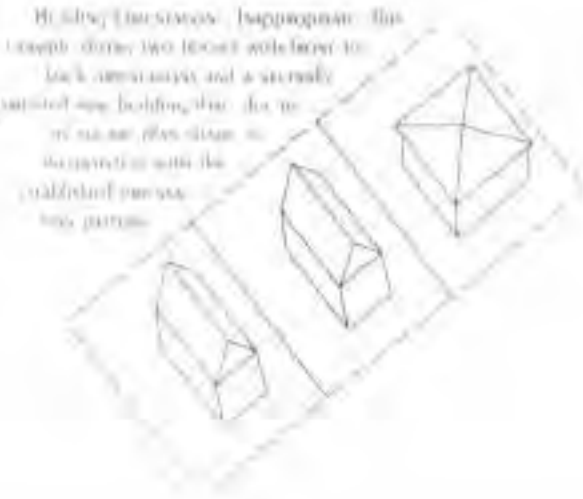
This section identifies and defines principal design concepts and offers guidelines for using these concepts in evaluating the appropriateness of a proposed new building or addition. Illustrations are intended only to point out the types of relationships between historic and new buildings that are important and are not meant to serve as examples of real-life design solutions.

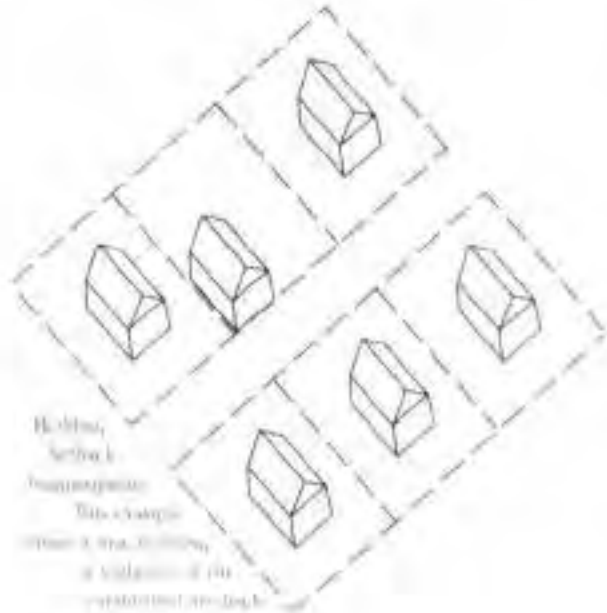
7.2.1 Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site, while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong predominant orientations and setbacks.

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.



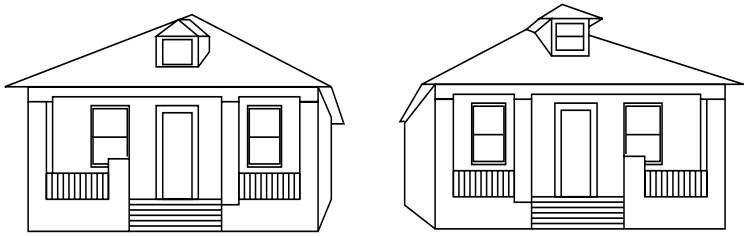




7.2.2 Directional Emphasis

Most buildings are either vertical or horizontal in their directional emphasis, which is determined by the size and placement of elements and openings on a building's front facade as well as by the building's overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.

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.



Directional Emphasis - Consistent: The two nearly identical houses shown here both exhibit horizontal directional emphasis.

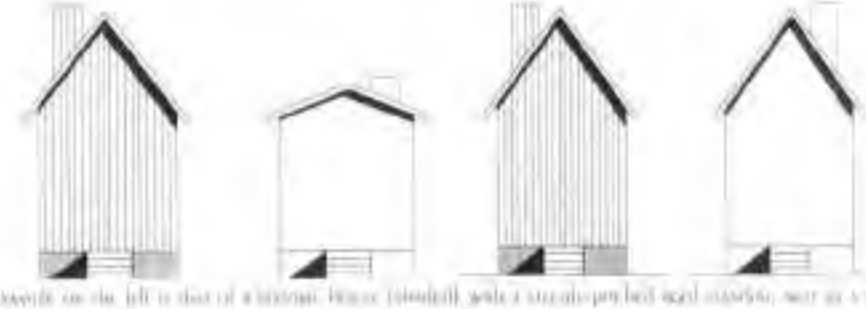


Directional Emphasis - Inappropriate: Shown here are two historic houses, each with a vertical directional emphasis and a new house that is clearly horizontal in emphasis. This new building is neither sympathetic nor consistent with the established pattern of directional emphasis along this street.

7.2.3 Shape

A building's surfaces and edges define its overall shape. This overall shape, in concert with the shapes of individual elements such as roof pitch, porch form and window and door openings, is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Guideline - Roof Pitch: 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.



Shape - Roof Pitch - Inappropriate vs Appropriate Examples. These two examples display inappropriate and appropriate forms and pitches of historic and new buildings. The example on the left is that of a historic house (shaded) with a steeply-pitched roof example next to a new building with an inappropriate shallow pitched roof. The example on the right shows a more compatible roof pitch on the new building.

Guideline - Building Elements: 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.



Shape - Building Elements - Inappropriate/Appropriate Examples. These two examples depict inappropriate and appropriate forms and elements of historic and new buildings. The example on the left is that of a historic house (shaded) with flat-arched window and door openings matching style of a new building with inappropriate flat-arched window and door openings. The example on the right shows more compatible window and door openings on the new building.

Porches throughout the Druid Hills district tend to be small entry porches, side corner porches, porte cochieres, and flanking sun or screened porches.

Guideline - Porch Form: 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.



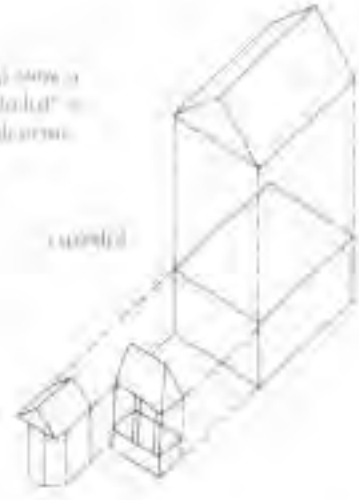
Shape - Porch Form - Inappropriate/Appropriate Examples. These two examples display inappropriate and appropriate forms and elements of historic and new buildings. The example on the left is that of a historic house (shaded) with a porch form example next to a new building with an inappropriate porch form. The example on the right shows a more compatible porch form on the new building.

7.2.4 Massing

Mass relates to the height, width, and depth of a building and its elements. A building is often composed of several different massing components—for example, the main mass or body, the roof, projecting bays, and additions. Think of a building as a compilation of various building blocks. If there are similar types of massings in an area, or if irregular massings are the norm, this pattern should be taken into account.

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.





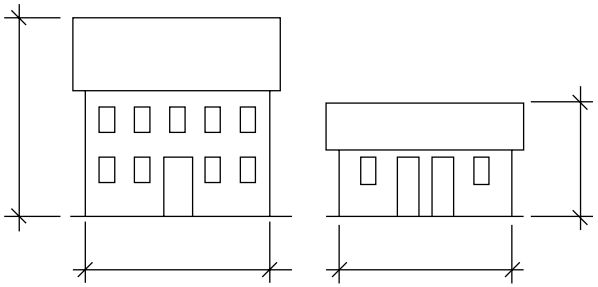




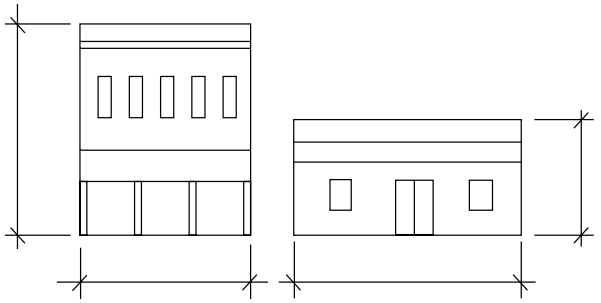
7.2.5 Proportion

Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and the building.

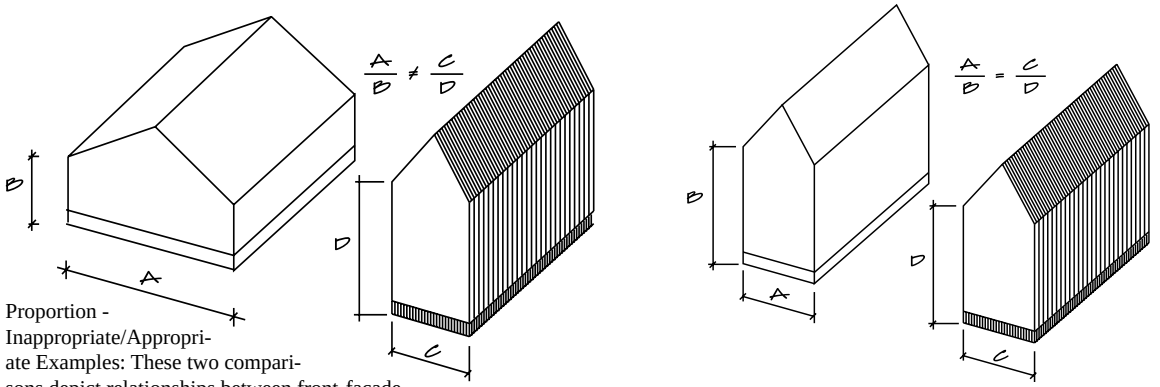
Residential Proportions: This graphic illustrates the concept of proportion using residential building dimensions.



Commercial Proportion: This graphic illustrates the concept of proportion using commercial building dimensions.



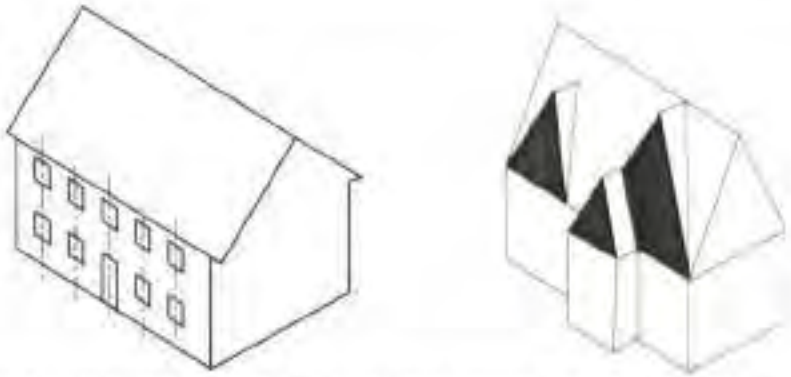
Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.



Proportion - Inappropriate/Appropriate Examples: These two comparisons depict relationships between front-facade height-to-width ratio of historic and new buildings. The example on the left is that of a historic house (shaded) with a height-to-width ratio resulting in a very vertical expression standing next to a new building with a horizontal height-to-width ratio. The example on the right shows a more compatible height-to-width ratio on the new building.

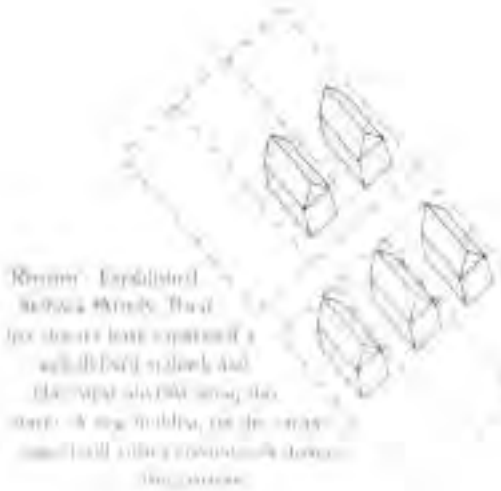
7.2.6 Rhythm

Rhythm is the recurring patterns of lines, shapes, forms, or colors (materials) on a building or along a streetscape. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on a facade. Rhythm also occurs on the larger scale of streetscapes as created by development patterns (orientation and setback) and details of individual buildings (directional emphasis, scale, height, massing, etc.).

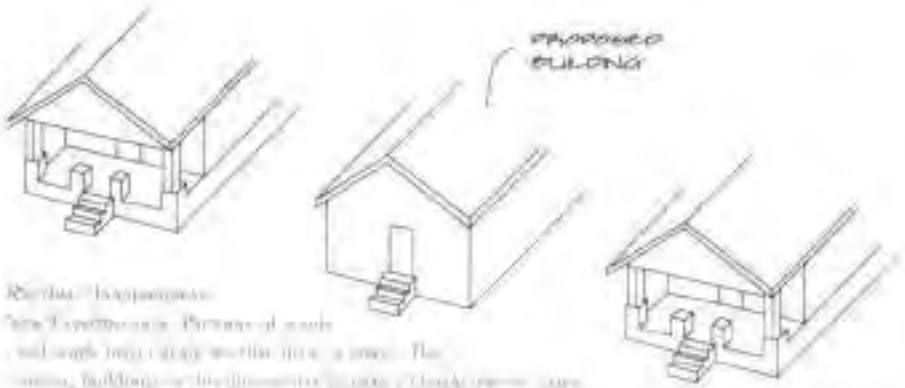


Rhythm - Symmetrical/Asymmetrical. These two facades illustrate different types of rhythm. A typical residential building (left) is symmetrical in its overall composition of elements (openings - symmetrical facade). The building on the right has an irregular placement of elements creating an asymmetrical facade.

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.



Rhythm - Established Setback Pattern. Rural (or dense urban) residential streets often have a well-defined setback and distinct spacing that creates a strong rhythm on the street. A new building on the street should follow the established pattern.



Rhythm - Inappropriate New Construction. Portions of a residential neighborhood have a strong rhythm (size, shape, spacing, etc.) of buildings. The proposed building (in the middle) breaks the rhythm (too close, too small, too large). The proposed building is inappropriate and should be redesigned to respect the existing pattern.

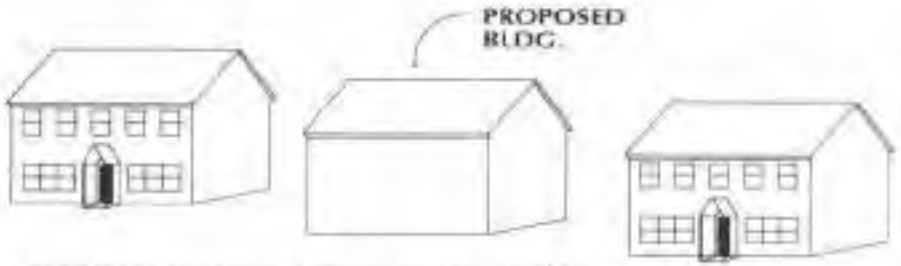
7.2.7 Scale/Height

Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached. In Druid Hills the two most important issues are (1) the relationship of new construction to historic and (2) the relationship of additions to the historic building to which they are being added.

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.



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.









Scale Height - Contrast of Proportion (Form Massing). The sketch on the left shows three buildings with consistent floor-to-floor relationships and proportions and scale. In the sketch on the right, the middle building illustrates a different floor-to-floor relationship and the Victorian vertical proportion. As a result, the building volumes are not consistent and consequently the massing of the house is substantially out of character with the context.

7.2.8 Individual Architectural Elements

Predominant architectural and site elements in the area of influence should be taken into account. New construction and additions need not attempt to create a "new historical work" but rather acknowledge predominant patterns in a contemporary manner. Following is a list of different types of elements that should be assessed before proceeding with new construction.

- **Roofs** – A variety of roof shapes, pitches, and types is often found within a historic area. Roof details such as chimney design, gable ornamentation, ridge decoration, and roofing materials may also be a predominant characteristic.

- **Walls** - The surfaces of the walls may be relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, and other architectural elements.

- **Windows and Entrances** - There may be patterns of window and entrance placement, size, or ornamentation that are a strong visual component of the area. Shutters and window trim affect this patterning.

- **Details** - Facia, soffit, eave, and cornice trim, porch columns and supports, and other decorative details can provide a pattern and scale to historic buildings and areas.

- **Materials** - Buildings may incorporate a variety of materials such as wood, masonry, stucco, stone, and others. These materials may have different textures and shapes, such as coarsely surfaced brick versus a smooth stucco exterior facing. The use and presentation of materials contribute to the overall character of an area.

- **Landscaping Elements** - Specific types of vegetation such as oak trees, shrubs, or expanses of grassy lawn may predominate in an area. Elements such as walks and drives may also contribute to visual continuity along the street.

> **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 Respecting the Prevailing Character When Designing New Development

After identifying the area of influence and assessing the prevailing character of the development within that area, the next step is to begin the design of the project. Each project is unique and should be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. There are some general concepts, however, that can assist with the design of the new development. Use these in tandem with the guidelines presented in *Sections 7.1 and 7.2*.

7.3.1 Additions

Property owners considering making an addition to a historic building, should ask themselves three questions:

1. *Does the proposed addition preserve significant historic materials and features?*
2. *Does the proposed addition preserve the historic character?*
3. *Does the proposed addition protect the historical significance by making a visual distinction between old and new?*

Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Sometimes historic photographs can give clues to the location of previous additions to the building and thus provide guidance for the location of new additions.

Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

Alterations to buildings that do not contribute to the historic character of the area pose a challenge. If the building is out of scale with its historic neighbors, often little can be done to make it compatible.

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

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.

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

Buildings and structures that are proposed for demolition or relocation 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. Proposed plans for the redevelopment of the site that effect the appearance should be a part of this evaluation.

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.

8.0 Natural Landscapes - Protecting the Design Context

8.1 Open Space and Parkland Preservation and Conservation



View of Druid Hills Golf Course, one of the districtÕ significant open spaces.

Open Space Linkages - The open spaces, preserved in Olmsted's original concepts for Druid Hills, remain as major open spaces today. These green spaces are connected by the stream corridors that extend through them. It is imperative that the large scale, historic, public and private open spaces be preserved to provide a rich habitat for plants and wildlife and also to protect the stream corridors. The park-like character created by these large open spaces is reinforced by the unbroken landscapes of the residential settings.

Passive Use of Open Spaces - The natural character of these open spaces is best protected by passive use activities. Intensive sports activities, such as ballfields and large-scale playgrounds, would damage the character of these spaces and should be avoided.

Eradication of Exotic Species - The open spaces are comprised primarily of native plant communities. Several open spaces have been damaged by a proliferation of exotic species, particularly privet, ivy, elaeagnus and kudzu. The persuasiveness of these species threatens the bio-diversity. A mono-culture environment is created, resulting in a negative impact to the ecology of the district's open spaces. The predominance of English Ivy within the Fernbank Forest is an example of the invasion by exotic species in a natural environment. These exotic species should be removed by the most environmentally responsive approach possible. *(See Eradication of Kudzu* in the *Appendix.)*

Guideline - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.

Recommendation - The Druid Hills Civic Association or the DeKalb County Historic Preservation Commission should consider discussing with private property owners the concept of conservation easements, in combination with tax credits, to preserve the private "open spaces."

8.2 Tree Conservation

The Druid Hills Local District is characterized by remnants of a mature hardwood forest contained within its public open spaces and privately-owned, institutional and residential lots. The management of this vegetative resource within the district will assist in the perpetuation of this significant historic and character-defining feature. A management plan should be developed for the Druid Hills Local Historic District to promote the conservation of the mature hardwood forest. Management of the district's tree resources, both pines and hardwoods, can be accomplished through a variety of techniques - voluntary as well as mandatory.

A tree ordinance is one of the most effective mandatory techniques. Tree replacement and protection of existing trees are fostered through the requirements contained within such an ordinance. Such ordinances are designed to protect and perpetuate the wooded character of mature landscapes, such as Druid Hills. Most ordinances typically control large scale development actions, while individual actions occur unchecked. In Druid Hills, it may be desirable to monitor individual actions related to tree preservation and replacement, since incremental actions over time lead to major changes in the character of a community.

Voluntary actions might include a survey and analysis of existing trees. Survey and analysis activities should include an assessment of the existing resource through a tree inventory and recommendations for rejuvenating the existing urban forest. Pruning of dead wood is suggested to stimulate growth of mature trees. Pruning specifications and guidelines (typically available through county extension offices) should be followed. Trees in deteriorated conditions or of advance age should be removed and replaced.

An underplanting program should be initiated in anticipation of future replacement. In an underplanting effort, young trees of identical or compatible varieties to existing trees are planted adjacent to aged vegetation for the purpose of eventual replacement. In most cases, replanting schemes should follow the diversity of tree types contained within tree groupings. In a few special situations, such as the cluster of beech trees on Oakdale, tree groupings of identical varieties is recommended. Replacement trees should be of adequate size to make a visual impact in the district. For that reason, seedlings are not recommended. Underplanting should be carried out by both the public and private sectors.

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.

Example of mature hardwood forest that characterizes much of the local historic district.



8.3 Protection of the Historic Watershed Design and Design Concept

Most of the Druid Hills Historic District is contained within the Peavine and Lullwater Creeks Watershed. Peavine and Lullwater Creeks extend through the district's major open spaces including the woods along Peavine Creek at Emory University, Druid Hills Golf and Country Club, Fernbank Forest, and Deepdene Park. The watershed is further comprised of a system of secondary and tertiary streams that feed these major creeks. Olmsted's design placed rear lot lines along these streams and natural drainage ways as a method of protection and flood control.



View of development along Peavine Creek

River protection legislation at the state level requires a 25' setback from the top of a creek bank in the construction of new buildings. This rule should be applied to all drainage ways within the Druid Hills Historic District as a method of limiting development in these environmentally-sensitive zones. Tax maps provide a general location for floodprone zones. The district's major creek corridors, the floodprone zones taken from tax maps, and other identified drainage ways have been noted on the official "Historic District Map." These primary, secondary, and tertiary system of streams should be considered in all undertakings within the local historic district with the recommended 25' setback maintained.

There are a variety of methods available to address soil erosion along the district's creek corridors. Some methods use rock, such as "rip rap" and "gabions", while others rely on vegetative approaches, such as "live stakes" and "wattling". The City of Atlanta is currently addressing soil erosion city-wide through a comprehensive improvement program in all of the city's drainage basins. Many of the methods used in this effort might be considered for Druid Hills.

Another method for protecting the district's hydrological system includes the reconstruction of the original Olmsted-designed stone and turf gutters and the use of porous paving materials for parking lots, walks, and drives.

Guideline - All construction within the Druid Hills Local Historic District should follow a 25' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."

Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.



Use of granite to control soil erosion along Peavine Creek. Granite used as Òrip rapÓ i addressing bankside erosion is effective, but more aesthetically-pleasing materials can be used with the same result. Native rock materials instead of granite blend with the natural environment. Also, there are a variety of vegetative approaches, equally as natural in appearance.



View of Lullwater Creek illustrating the use of ÒgabionsÓ. Gabions ar large, fenced cages filled with rock, placed along the bankside to arrest erosion. The use of native stone assists in making gabions a visual complement to the natural environment.

9.0 Cultural Landscapes Guidelines - Maintaining "The Look"

The landscape guidelines contained within *Section 8.0: Natural Landscapes - Protecting the Design Context* may also apply to cultural and should be consulted when considering an alteration to a landscape feature within the local historic district.

9.1 Original Subdivision Forms



Example of the curvilinear alignment of roadways within the local historic district .Many original plats from various areas within Druid Hills are available for reference in studying the districtÕs original design layouts.

The historic layout of the neighborhoods and subdivisions, located within the Druid Hills Local Historic District, has created the physical framework for the district. This layout, created originally by Frederick Law Olmsted, Sr., has definable characteristics that have been replicated in more recent development plats by later designers. These plans guided the configuration of streets, public open spaces, and private lots. The original layout creates a historical context for the district. The cumulative effect of alterations to this layout would destroy this context. While some zoning classifications within the local district may allow the subdivision of existing lots, such proposed changes to the layout should be designed as a complement to the original design.

Guideline - Elements of the original layout to be retained include lot layouts for public and private spaces and the alignment of streets, drives, walkways, and streetscape profiles.

9.2 Traditional Streetscape Profile

Plans by Olmsted Brothers in 1902 document the design intent for the streetscape in Druid Hills. Elements of the traditional streetscape include: (1) street, (2) stone gutter, (3) tree planting strip, (4) sidewalk, (5) vine planting strip, and (6) turf gutter. The scale of the streetscape elements depended on the street's role within the road system. The more intense the anticipated use, the wider the elements. Streets (16'-24' wide) were bordered by a stone gutter, a tree planting strip (5'-6' wide), a sidewalk (4'-6' wide), vine strip, and a turf gutter. There was no curb present in Olmsted's original concept.

Many of Druid Hills' neighborhoods retain portions of the original streetscape layout. There are several exceptions. Stone gutters are not present and more narrow dimensions are found today for the tree planting strip and sidewalks.

Sidewalk Widths -
Throughout Druid Hills today, most sidewalks are predominately 4' wide. Walks along Ponce de Leon are an exception, and as called for in the original plans, are 6' wide.



Example of streetscape profile on Rosedale with sidewalks and tree planting strip lining the street

Guideline - In most cases, sidewalks to be repaired or new sidewalks to be added within the local historic district should be 4' wide.

Tree Planting Strip - The width of tree planting strips within the Druid Hills Local Historic District varies from 4' - 8'. "The more recent the subdivision plat, the wider the space" is a general rule. Today's tree planting strip contains a mixture of small and large hardwood trees. The placement of large hardwoods adjacent to the road was Olmsted's original intent. The ambiance created by these trees maturing over time is an important character-defining feature of the local historic district.



Example of limited tree planting strip containing mixture of trees types - large maple in foreground and smaller dogwoods behind the maple

Tree planting strips in the 4' wide range may require special features to allow space for large hardwoods. As an example, the 4' strip, located along Springdale and Oakdale Roads, provides a limited area for the large, mature trees now growing there.

Guideline - Tree planting strips should be retained for that purpose only and should be a part of all new development.

Recommendation - The available space within the tree planting strip, which varies from 4' - 8', will determine the most appropriate type of tree to plant. The mature size of trees should be a major consideration. Oaks and maples are the types of trees most suitable for the more spacious locations. Dogwoods, redbuds, and crape myrtles are most suitable for the more narrow spaces.

Recommendation - In locations containing large hardwood trees, such as oaks and beeches, where the intent is to retain this type of established tree groupings, special accommodations will be necessary. Techniques to consider in expanding limited planting zones include: (1) using porous pavers in place of non-porous concrete paving for the sidewalk, which allows penetration of water to tree roots; or (2) a re-alignment of the existing sidewalk away from the base of the tree are techniques that will allow the trees maximum growing space.

Granite Curbs and Stone Gutters - The streetscape profile has changed over time from Olmsted's original concept. Raised granite curbs have replaced the stone gutter shown on Olmsted's original street sections. The granite curb is one of the most ubiquitous elements in the local district today.



Example of historic granite curb in foreground and nonhistoric concrete curb in background. Note intrusive character of Òwhite-colorec concreteÓ wher compared to subtle shades of granite.

Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.

9.3 Vegetation

Street Trees - The majority of the street tree plantings are native hardwoods, both large and small. Crape myrtles are an example of an exotic species, sometimes used as small trees in the tree planting strip. Native hardwoods are the most desirable trees for street tree replacements or new plantings. Large hardwoods are recommended to perpetuate Olmsted's original intent. In the more narrow planting strips, special accommodations may be required to allow space for large hardwoods. (Refer to guideline in *Section 9.2: Traditional Streetscape Profile.)* Dogwoods are encouraged as a tree to consider for small tree plantings. Residents fondly remember the character-defining role of these trees in the past when they were more pervasive than today. Other suitable small trees include redbuds, serviceberries, and fringe trees. The presence of overhead wires is another consideration in selecting the appropriate tree species.

Appropriate Plant Species - The character of the landscape is determined by the type of vegetation used. Vegetation through its scale, texture, and form is an important character-defining feature. It is important within a landscape of cultural as well as natural significance to select vegetation appropriate to the area. In historic zones, it is important to select plant materials that would have been used within the period significant to the architecture. In natural areas, it is important to use an exclusive palette of native vegetation.



Example of cluster of maple trees along street within the district

Recommendation - The following plant list is intended to assist in the selection of appropriate plant materials. The list has been organized into large trees, small trees, shrubs, annuals/perennials, and vines/ground covers. The list has been developed using the following sources: (1) Olmsted's Planting List from several plans for Druid Hills; (2) Historic Plants compiled as part of the Georgia Landscapes Project by the Historic Preservation Division of the Georgia Department of Natural Resources; and (3) Native Species. Aggressive exotics have also been noted, so that their use can be limited to controlled situations. (Refer to *Section 8.1 Open Space and Parkland Preservation and Conservation: Eradication of Exotic Species*.)

Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. The Olmsted list has been updated with current plant names. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and, particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted.



Example of planting of Bradford Pears within intrusion areas within the district. Bradford Pear is nonhistoric tree that would not be appropriate in historic areas of the district.

The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

Druid Hills- Recommended Plant Materials List

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Large Trees					
Acer barbatum	Southern Sugar Maple		√	√	
Acer negundo californicum (negundo)	Ash-leaf Maple	√			
Acer rubrum	Red Maple		√	√	
Acer saccharinum	Silver Maple	√		√	
Betula alba laciniata	Cut-leaf Birch	√			
Catalpa speciosa	Western Catalpa	√			
Cedrus deodara	Deodar Cedar		√		
Chamaecyparus obtusa	Hinoki False Cypress		√		
Chamaecyparis pisifera plumosa	Plume Sawara False Cypress	√			
Fagus pendula	Weeping Beech		√		
Fagus sylvatica 'atropunicea'	Purple Beech		√		
Firmiana simplex	Chinese Parasol	√			
Ginkgo biloba	Ginkgo		√		
Gleditsia triacanthos	Honey Locust	√		√	
Halesia diptera	Silverbell	√		√	

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Juniperus virginiana	Red Cedar	√		√	
Liquidambar styraciflua	Sweet Gum		√	√	
Liriodendron tulipfera	Tulip Tree		√	√	
Magnolia acuminata	Cucumber Tree	√			
Magnolia fraseri	Frazer's Magnolia	√		√	
Magnolia grandiflora	Southern Magnolia	√	√	√	
Magnolia macrophylla	Bigleaf Magnolia	√		√	
Paulownia imperalis (tomentosa)	Paulownia	√			√
Platanus occidentalis	Sycamore	√		√	
Platycladus orientalis	Oriental Arborvitae	√			
Populus deltoides	Cottonwood	√		√	
Quercus alba	White Oak	√			
Quercus coccinea	Scarlet Oak	√	√	√	
Quercus laurifolia	Darlington Oak	√		√	
Quercus nigra	Water Oak		√	√	
Quercus phellos	Willow Oak		√	√	
Quercus velutina	Black Oak	√		√	
Robina pseudoacacia	Yellow Locust	√		√	
Salix alba	White Willow	√		√	
Salix babylonica	Weeping Willow		√		
Staphylea colchica	Colchican Bladdernut Tree	√			
Staphylea trifolia	Tree-leaf Bladdernut Tree	√		√	
Stewartia ovata	MountainStewartia	√		√	
Styrax americanus	American Storax	√		√	
Styrax grandifolius	Large-leaf Styrax	√		√	
Styrax obassia	Styrax	√			
Symplocos paniculata	Symplocos	√			
Thuja occidentalis	American Arborvitae	√		√	
Tsuga canadensis	Hemlock	√	√	√	
Ulmus alata	Winged Elm	√		√	
Ulmus parviflora	Chinese Elm		√		
Zelkova serrata	Japanese Zelkova		√		
Small Trees					
Acacia dealbata	Silver Wattle	√			
Acer palmatum	Japanese Maple		√		
Acer saccharinum Weirii	Weir's Cutleaf Maple	√			
Albizia julibrissin	Mimosa				
Cercis canadensis	Redbud	√	√	√	

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Chionanthus virginicus	Grancy Greybeard	√		√	
Cornus florida	Dogwood	√	√	√	
Cornus kousa	Japanes dogwood	√			
Cornus mas	Cornelian Cherry Dogwood	√			
Cornus officinalis	Cornel	√			
Cornus sanguinea	European Red Dogwood	√			
Cornus stolonifera	Stooling Cornel	√			
Cotinus americanus (obovatus)	Smoke Tree		√	√	
Lagerstroemia indica	Crape Myrtle		√		
Magnolia virginiana	Sweetbay	√		√	
Magnolia x soulangiana	Saucer Magnolia	√	√		
Malus floribunda	Japanese Flowering Crabapple		√		
Malus sargentii	Sargent Crabapple		√		
Melia azederach umbraculifera	Texas Umbrella Tree	√			
Oxydendrum arboreum	Sourwood	√		√	
Prunus caroliniana	Mock Cherry	√		√	
Tamarix chinensis	Tamarisk	√			
Vitex agnus castus	Chaste Tree	√			
Shrubs					
Abelia chinensis	Abelia	√			
Abelia floribunda	Abelia	√			
Abelia x grandiflora	Glossy Abelia		√		
Aucuba japonica	Japanese Acuba		√		
Berberis japonica	Japan Barberry	√			
Buxus sempervirens	Common Box	√	√		
Buxus suffriticosa	Common Box		√		
Calycanthus floridus	Sweet Shrub	√		√	
Camellia japonica	Camellia	√	√		
Camellia sasanqua	Fall Blooming Camellia		√		
Camellia sinensis	Tea Plant		√		
Cephalanthus occidentalis	Button-bush	√		√	
Clerodendrum trichotomum	Clerodendrum	√			
Clethra alnifolia	White Alder	√		√	
Cleyera japonica	Cleyera	√			
Corylus americana	American Hazelnut	√		√	
Cotoneaster microphyllus	Evergreen Cotoneaster	√			
Cytisus scoparius	Scotch Broom	√			√
Deutzia gracilis	Slender Deutzia		√		

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Diervilla sessilifolia	Weigelia	√			
Eleagnus angustifolia	Narrow-leaf Oleaster (Russia	√			
Eleagnus argentea	Silver Leaf Oleaster	√			
Eleagnus macrophylla	Large-leaf Oleaster	√			
Eleagnus umbellata parvifolia	Oleaster	√			
Eleagnus pungens	Wild Olive/Thorny Eleagnus	√	√		√
Euonymous bungeana	Spindle Tree				
Euonymous hamiltoniana	Spindle Tree	√			
Euonymous latifolia	Broad-leaf Eunoymous	√			
Euonymous japonica	Japanese Euonymous				
Forsythia suspensa	Forsythia		√		
Gardenia jasminoides	Cape Jasmine	√			
Gordonia franklinia Alatamaha	Alatamaha Gordonia	√		√	
Hibiscus syriacus	Shrubby Althaea	√			
Hibiscus syriacus Meehanii	Meehans Bush Altheae	√			
Hippophae rhamnoides	Sea Buckthorn	√			
Hippophae salicifolia	Hippophae	√			
Hydrangea arborescens	Wild Hydrangea	√		√	
Hydrangea arborescens radiata	Downy Hydrangea	√			
Hydrangea japonica	Japanese Hydrangea	√			
Hydrangea paniculata	Single Hydrangea	√			
Hydrangea paniculata Grandiflora	Peegee Hydrangea	√			
Hydrangea quercifolia	Oak-leafed Hydrangea	√	√	√	
Ilex cassine myrtifolia	(Dahoon) Holly	√		√	
Ilex cornuta	Holly	√			
Ilex crenata	Japanese holly	√	√		
Ilex glabra	Inkberry	√		√	
Ilex opaca	American Holly	√		√	
Illicium anisatum	Anise Tree	√	√		
Jasminum nudiflorum	Winter Jasmine	√	√		
Kerria japonica	Kerria		√		
Laurus nobilis	Common English Laurel	√			
Ligustrum amurense	Privet	√			
Ligustrum sinense	Privet	√			√
Ligustrum japonicum	Wax Leaf Ligustrum		√		
Ligustrum lucidum	Privet	√			
Lindera melissaefolia	Spice Bush	√		√	
Lonicera periclymenum belgica	Dutch Honeysuckle	√			
Lonicera fragrantissima	Fragrant/Winter Honeysuckl	√	√		

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Lonicera Korolkowii	Korolkow's Honeysuckle	√			
Lonicera Ledebourii	Ledebour Honeysuckle	√			
Lonicera maacki	Honeysuckle	√			√
Lonicera Standishii	Standish Honyesuckle	√			
Lyonia ligustrina	Male Berry	√			
Lyonia mariana	Staggerbush	√			
Magnolia hypoleuca	Purple Japan Hydrangea	√			
Mahonia aquifolium	Mahonia	√			
Mahonia bealei	Leatherleaf Mahonia		√		√
Michelia figo	Banana Shrub		√		
Myrica cerifera dwf	Dwarf Myrtle	√		√	
Nandina domestica	Nandina	√			
Neviusia alabamensis	Snow Wreath	√		√	
Osmanthus fragrans	Tea Olive		√		
Osmanthus heterophyllus	Holly-leaf Osmanthus	√			
Phellodendron amurense	Phellodendron	√			
Philadelphus coronarius	Mock Orange		√		
Phillyrea angustifolia	Phyllyrea				
Pieris japonica	Japanese Pieris	√			
Poncirus trifoliata	Hardy Japan Orange	√			
Prunus laurocerasus	English Laurel	√			
Prunus lusitanica	Portugal Laurel				
Pterostyrax hispidus	Pterostyrax	√			
Pyracantha coccinea	Firethorn		√		
Pyracantha coccinea lalandei	Evergreen Thorn	√			
Rhododendron indica formosa	Indian Azalea	√			
Rosa bracteata	Macartney Rose	√			
Shepherdia argentea	Buffalo Berry	√			
Spiraea x vanhouttei	Vanhoutte Spirea		√		
Spiraea prunifolia	Bridal Wreath		√		
Spirea thunbergii	Thunberg Spirea		√		
Syringa laciniata	Cutleaf Lilac		√		
Syringa pekinensis	Pekin Lilac	√			
Syringa villosa	Syringa	√			
Syringa vulgaris	Common Lilac	√			
Vaccineum arboreum	Farkleberry	√		√	
Viburnum Opulus	High-bush Cranberry	√			
Viburnum plicatum	Japan Snowball	√			
Viburnum Wrightii	Arrowwood	√			

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Weigela florida	Weigela		√		
Annuals/Perennials					
Ageratum houstonianum	Mexican Ageratum		√		
Amorpha canescens	Lead Plant	√			
Artemesia frigida	Artemesia	√			
Artemisia abrotanum	Southern Wood	√			
Calendula officinalis	Pot Marigold		√		
Canna hybrids	Canna		√	√	
Catharanthus roseus	Madagascar Periwinkle		√		
Centaurea gymnocarpa	Dusty Miller		√		
Chrysanthemum hybrids	Chrysanthemum		√		
Chrysanthemum x superbum	Shasta Daisy		√		
Chrysanthemum leucanthemum	Daisy		√		
Coleus hybrids	Coleus		√		
Cytisus decumbens	Prostrata Genista	√			
Dahlia hybrids	Dahlia		√		
Echinacea purpurea	Purple Cone Flower		√	√	
Genista pilosa	Green-weed	√			
Hosta plantaginea	Hosta		√		
Hosta species	Plantain Lily		√		
Iris x germanica	Bearded/German Iris	√	√		
Iris kaempferi	Japanese Iris		√		
Oenothera biennis	Evening Primrose		√	√	
Oenothera fruticosa	Sundrops		√		
Paeonia species	Peony		√		
Peony lactiflora	Peony		√		
Petunia x hydrida	Petunia		√		
Petunia multiflora	Petunia		√		
Phlox subulata	Thrift		√		
Platycodon grandiflorus	Balloon Flower		√		
Ruta graveolens	Common Rue	√			
Salvia splendens	Scarlet Sage		√		
Stokesia laevis	Stokes' Aster		√	√	
Tropoealum majus	Nasturtium		√		
Verbena canadensis	Verbena		√	√	

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Viola odorata	Sweet Violet		√		
Viola tricola hortensis	Pansy		√		
Zinnia elegans	Small Flowered Zinnia		√		
Vines/Ground Covers					
Clematis x Jackmanii	Jackman Clematis		√		
Clematis paniculata	Sweet Autum Clematis		√		
Euonymus fortunei vegetus	Bigleaf Wintercreeper		√		√
Gelsemium sempervirens	Yellow Jessamine	√	√	√	
Hedera helix	English Ivy		√		√
Ipomoea purpura	Morning Glory		√		
Lonicera japonica	Japanese Honeysuckle	√			√
Lycium barbarum	Matrimony Vine	√			
Parthenocissus quinquifolia	Virginia Creeper		√	√	
Parthenocissus tricuspidata	Boston Ivy		√		
Rosa Banksiae	Banks Rose		√		
Smilax lanceolata	Similax		√		
Trachelospermum jasminoides	Star Jasmine		√		
Wisteria senensis	Chinese Wisteria		√		√

9.4 Enclosures and Walls

The sensitive layout of the Druid Hills' neighborhoods by the Olmsted firm and subsequent designers following this original design intent has limited the need for retaining walls. A few retaining walls are used in locations with severe topography. Stone with concrete mortar are the traditional materials used in retaining wall construction. Fences, though noted on Olmsted's streetscape section as a location for vine plantings in front yard spaces, are not a common element within the district today. Without fences, private front yard spaces are visually connected. Together they create a continuous landscape intermittently framed with planting beds.



Example of intrusive front yard fencing; note how fence blocks visibility between front yard spaces

Fences are used, however, in the rear yard of residential spaces. Rear yard fencing is defined as fencing which starts at the rear of the structure (not the side or front of the building line). Rear yard fencing does not disrupt the visual continuity of the front yard spaces between structures. Rear yard fencing is appropriate within the neighborhoods of the local historic district. Rear yard fencing also assists in buffering obtrusive traffic noise at major intersections within the district.

Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl-covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

9.5 Parking

Parking is a necessity within the district. The width of existing streets (20' and less in some cases) limits the space available for on-street parking. In most cases, parking will need to be accommodated within private residential lots.

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 added 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

Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.

Recommendation - It is preferable to expand an existing driveway for parking, rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.

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.

Caution should be used in considering porous asphalt paving. This material has been determined to create soil compaction and to deteriorate the paving material through oil and gas leaks. Other porous materials that have been shown to be effective are open paver blocks, sometimes referred to as "grasscrete" or "grass blocks". There are also a variety of soil compaction systems now available that offer additional porous surfaces. These systems are designed to accommodate vehicles within open lawn surfaces. Other options offer granular materials and result in a graveled surface effect.



Entire front yard space has been graveled to provide parking; front yard landscape lost

9.6 Accessory Buildings

There is a wide variety of accessory buildings within the local historic district, in terms of both types and styles. Many are no more than modest sheds, while others are miniature duplicates of the adjacent residences. Most are situated in rear yard spaces.

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.

Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

9.7 Residential Landscape Design

In developing a plan to guide residential landscape improvements, basic decisions will need to be made at the outset of a project. Is it the intent to accurately restore the grounds to the appearance when the building was constructed, or to a later period when the landscape design had matured? Is it the desire to keep the overall character of the property but to integrate modern plantings and features? Or is it the intent to use the site, and integrate parking and other functions necessary for contemporary use of the property?

Residential yards in the Druid Hills Local Historic District feature landscaped front yards with diverse collections of plant materials in naturalistic arrangements. Rear yards are used more informally and are not typically visible from the public right-of-way.



Callanwolde, example of high style residential landscape design

Olmsted's intent for front yards included planting beds filled with ornamental vegetation with free-flowing bed edges surrounding an open lawn. Sinuous-formed drives and walks extended from the public street to the house. Historic landscape layouts and forms should be retained or recreated or interpreted in improvements to residential yards. Olmsted also used planting beds to separate individual lots by lining drives with planting beds or extending a planting bed along a property boundary.

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.

Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications can be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

1 Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;

2 Compare the existing landscape with the documented historic landscape;

3 Identify any features that are part of the historic landscape;

4 Be sensitive to the potential of archaeological features (Refer to *Chapter 10.0: Archeology)*;

5 Identify site needs, develop a program for the site (circulation versus planting zone); and

6 Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

9.8 Signage within Residential Areas of Local Historic District

Guideline - Signage is incompatible with the residential character found in most areas of the local historic district. Permanent signs are prohibited in residentially-zoned areas. Public signage within public right-of-ways in the district should be designed to be compatible with the character of the district.

Recommendation - Temporary signs, such as posters and banners announcing upcoming events, should be displayed in a timely manner prior to the events and should be removed promptly after the events. Nonpermanent signs, including small security signs, may be allowed.

9.9 Commercial Streetscape

Emory Village constitutes the major commercial area within the local historic district. Emory Village is currently a mixture of historic and non-historic commercial structures in a predominately paved landscape.



View of Emory Village, illustrating dominance of the automobile

Recommendation - Improvements to Emory Village in the future should include the following considerations: (1) encourage pedestrian access by establishing new walkways or enhancing existing sidewalks; (2) explore other options to parking in front of stores, if parking must be retained, mix parking spaces with tree plantings; (3) provide for short term parking spaces to allow ease of access to businesses; (4) enhance the character of Emory Village with compatible pedestrian amenities - benches, trash receptacles, bike racks, and lighting; (5) consider restoration/rehabilitation of historic storefronts to enhance architectural character of the building grouping; and (6) promote additional tree plantings in a manner that provides shade while allowing visibility to signs.

9.10 Commercial Signage

Guideline - Signage on commercial historic buildings should be subordinate to the architecture of the building and sized for legibility at a reasonable distance, particularly to pedestrians on sidewalks and motorists driving past Emory Village. Signage on historic or nonhistoric buildings should be set flush on the building face. Appropriate locations for signage within a traditional storefront include the lintel space which separates the storefront from the upper floor and the space above the transom in the storefront. Other potential locations include the window. Signs for nationally-franchised concerns can be designed to complement the scale and character of the district with recognizable logos still readable.

10.0 Archaeological Resources

Guideline - When planning new construction, additions, site improvements, or demolition, minimize disturbance of terrain to reduce the possibility of destroying unknown archaeological materials.

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.

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.

11.0 Guidelines for Nonhistoric Properties

Located within the boundaries of the Druid Hills Local Historic District are three "types," based on location, of nonhistoric properties: (1) those located in the core of the district, adjacent to or in the immediate vicinity of historic properties; (2) those located in buffer areas situated along the edges of the district; and (3) those located in areas defined as "intrusions."

Specific guidelines for certain nonhistoric character areas, such as Barton Woods, may be developed in the future; these guidelines may address character-defining features of the architecture and landscape architecture of these areas. See *Section 15.0 Parkwood Character Area* as an example.

Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and New Construction* are relevant to such evaluations.



The 2-story house in this photograph located on Westminster Way is nonhistoric. Any proposed change requiring a Certificate of Appropriateness to this building would be reviewed for its potential to impact the surrounding historic area. Effects to the building itself would not be relevant.

Part Three

Analyses & Guidelines for Character Areas

Part Three: Character Areas Analyses and Guidelines provides an analysis of the design characteristics of five "character areas" included in the Druid Hills Local Historic District. These include: (1) Druid Hills Character Area #1; (2) Druid Hills Character Area #2; (3) University Park/Emory Highlands/Emory Estates; (4) Emory Circle; and (5) Parkwood. (See *Illustration I, Character Area Map*.) These areas display certain developmental, landscape, and architectural features that distinguish them as sub-areas of the larger district. These distinct neighborhoods have been identified as "character areas."

Detailed information about the landscape and architectural character is provided for each area. Knowledge of these predominant characteristics, such as setbacks, materials, and scale of development, can assist property owners in the design of compatible new development and landscaping that respects the historic environment of their neighborhood. The information contained in *Sections 12.0-15.0*, in combination with the general guidelines of Part Two of this manual, should be used as guidance for alterations, additions, new construction, and site improvements. In addition, guidelines specific to each character area are included at the end of *Sections 12.0 – 15.0*.

Other potential historic character areas located in the district include:

(1) Cameron Court

(2) Briarwood Hills/Stillwood

(3) Briarcliff Road

(4) Chelsea Heights / Fernbank

(5) Emory Village

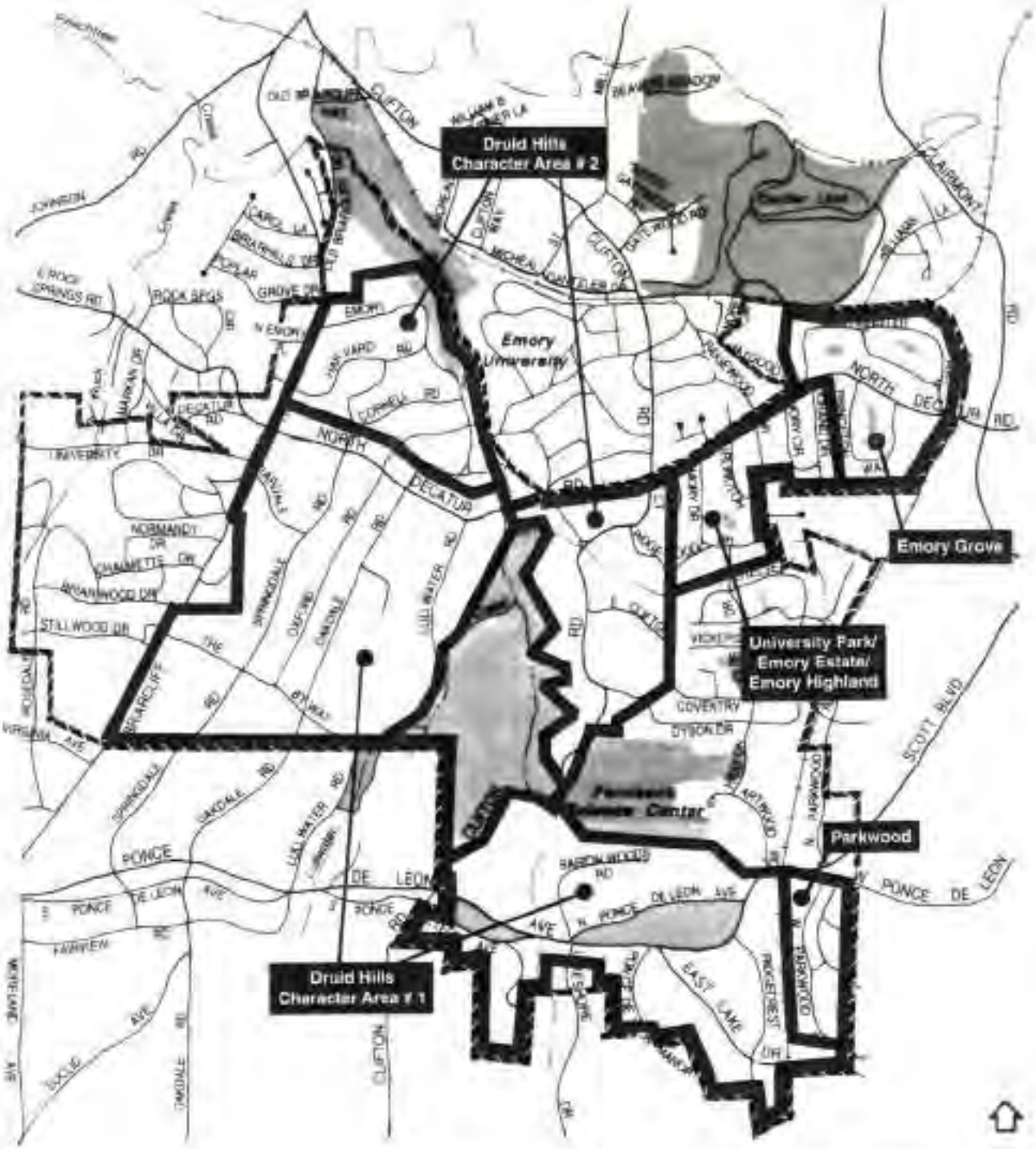
Recommendation – Preserve historic plat patterns through respect for existing site development patterns and rhythms.



Various nonhistoric areas such as Barton Woods Road could also develop guidelines that would preserve amenities of their area such as consistent patterns in the architecture and site development.

Preserving the historic platting pattern of the character areas is critical to the integrity of each area. "Historic platting pattern" refers to a pattern of development that dates to a pre-World War II plat. The majority of the areas within the Druid Hills Historic District retain their original plat pattern.

[illegible] the plat district areas that are included in the National Register District and are considered to be part of Druid Hills Character Areas #1 and #2. It is recommended however, that Briarcliff Road be developed as a separate character area, at a later date, because of the special development pressures it may face in the future. This area has a diverse mix of residential and commercial uses.



Druid Hills Local Historic District
DeKalb County, Georgia

Illustration J

CHARACTER AREA MAP

Legend			
District Boundary		Character Area Boundaries (Approximate)	
Open Space			
Creek System			

Not to Scale

THE JAEGER COMPANY

12.0 Druid Hills National Register District - Character Areas #1 & #2

Druid Hills Local Historic District Character Areas #1 and #2 together encompass the majority of the Druid Hills National Register District that is located in DeKalb County outside the City of Atlanta. Excluded from these character areas are the golf course and Emory Village. Another portion of the National Register District is located in the City of Atlanta and is a locally designated Landmark District under that city's zoning ordinance.

This residential suburb is set into a heavily landscaped, gently rolling terrain. Its suburban street pattern respects the Piedmont countryside by following the natural contours of the land. Dense development throughout the area is characterized by naturally landscaped lawns and tree-lined streets that, together with the numerous park and open spaces, create Druid Hills' landscaped park appearance.

The architecture of the Druid Hills suburb is almost entirely residential with houses ranging widely in size and stylistic influence, representing the early-twentieth century eclectic and revivalist trends in American residential architecture. The majority of houses were constructed from around 1905 through the 1930s. They range from large mansions to small cottages and include examples of Colonial Revival, English Vernacular Revival, Italian Renaissance Revival, Neoclassical Revival, and Spanish Colonial Revival period styles. The more modernistic styles of Craftsman and Prairie are also represented, but with less frequency. A number of Druid Hills houses are architect-designed and represent the work of many of Atlanta's best-known architects and architectural firms. A landscape architect who designed the landscapes of a number of properties was William Pauley.

The historic suburb of Druid Hills forms the core of the local historic district and is located in an area roughly bounded by Briarcliff Road to the west, Ponce de Leon Avenue and East Lake Road to the south, the Seaboard Railroad and Clifton/East Clifton Road to the east, and North Decatur, Oxford, and Emory Roads to the north. It encompasses a portion of the area developed by the Kirkwood Land Company and its successor, the Druid Hills Corporation according to the plans of Frederick Law Olmsted, Sr., and the Olmsted Brothers.

Character Area #1 encompasses Ponce de Leon corridors, East Lake, Ridgecrest, Springdale, Oakdale, Lullwater, Oxford, and Clifton from Ponce de Leon north to entrance to Fernbank Forest on east side.

Character Area #2 encompasses the somewhat later developments north of North Decatur Road and along Clifton and East Clifton north of Fernbank Forest entrance.

Patterns of development, in terms of street layout and lot size, and site development, in terms of setbacks, distinguish these areas from each other. Architecturally these two areas are very similar except for the scale of development. Area #1 features larger scale development than that found in Area #2.

12.1 Druid Hills National Register Character Area #1

Character Area #1 includes a portion of the National Register District as described below.

1 The Ponce de Leon/East Lake corridors platted in 1905 as part of Olmsted's "General Plan." See *Illustrative D: Historic Development Plat Map*, area keyed as 1.)

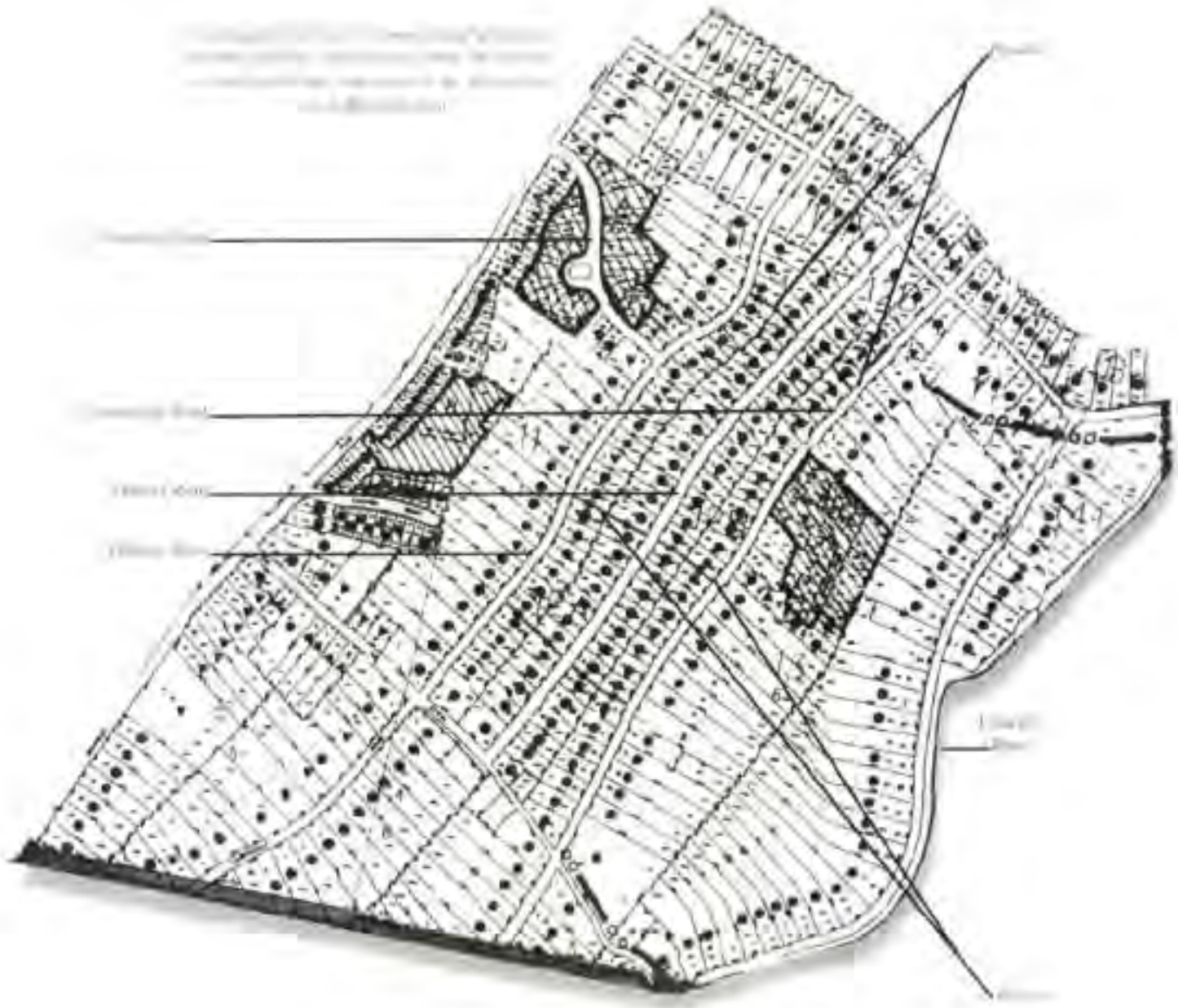
2 The east end of East Lake/Ridgewood corridors laid out in the 1905 plan but re-platted with smaller lots in 1919 and 1922, respectively, by H. F. Kauffman. (See *Historic Development Plat Map*, areas keyed as 7 and 8.)

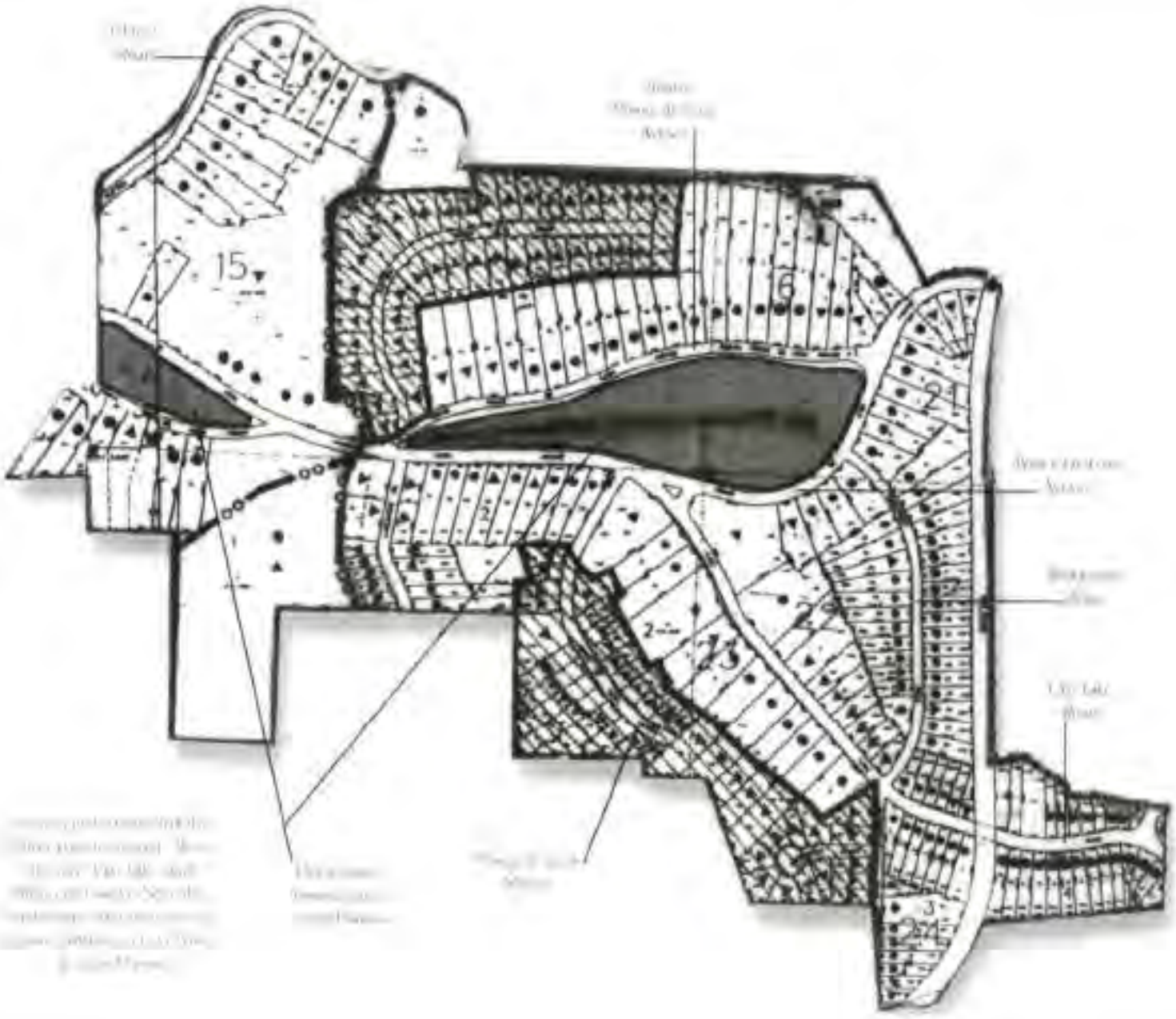
3 The Springdale/Oakdale/Oxford/Lullwater corridors as bounded by Briarcliff Road to the west, rear property lines on north side of N. Decatur Road to the north, the golf course and Lullwater Road to the east, and the Atlanta city limits to the south. (See *Historic Development Plat Map*, area keyed as 2.) This last area was included in Olmsted's early conceptualizations for the suburb, but it is unclear exactly when the area was platted; based on historic development, Kauffman likely platted it prior to 1910.

4 East side of Clifton as it runs parallel to golf course from Ponce de Leon north to Fernbank; part of Olmsted's early conceptualizations, platted in 1924 by Kauffman.

Included in this character area is a portion of the signature linear parkway of Ponce de Leon Avenue that was designed to connect the suburb with the city. The parkway provided the framework upon which the remainder of the suburb was designed. This linear parkway system—consisting of parks, parkway, and a trolley line—most closely followed Olmsted's plan and remains largely intact, though the trolley line no longer exists. This was the first area to be laid out with construction beginning around 1905. Residences in this area and its vicinity represent the largest-scale development in the district. Large houses are set well back from the street on generously sized lots. A large estate that remains intact along this Ponce de Leon corridor is the former Calor Woolford estate, now used by the Reach Rehabilitation and Education Center. The estate's landscaped gardens were designed in 1921 by landscape architect Robert Cridland and provide another park space in this area. (Approximately one-half of the Ponce de Leon corridor is within the City of Atlanta and not included in this historic district boundary.)

The west central portion of Druid Hills features the north-south streets of Springdale, Oakdale, and Lullwater which meander parallel to each other following the land's natural topography. This area immediately followed the Ponce de Leon parkway in its development. It is a combination of large as well as more moderately scaled development. Oxford Road was added between Springdale and Oakdale by around 1920 to allow the trolley line to reach Emory University.




15
6
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13
3
2

Character-Defining Features

Landscape Characteristics:

Front Setback

- extremely spacious setbacks along Ponce de Leon in 200' range
- other streets, such as Oakdale, Springdale and Oxford, in 50'-80' range; setbacks consistent along streets creating a line following the curve of the topography

Side Setback

- 25' on Ponce de Leon
- 10' on Oakdale, Springdale, and Oxford

Typical Lot Size

- wide variety of lot sizes throughout character area
- lot sizes along Ponce de Leon in the 1.5 to 2 acre range
- lot sizes in areas north of Ponce de Leon are typically smaller
- between Springdale, Oxford, and Oakdale: 100' x 200' (.5 ac.)
- between Oakdale and Lullwater: long narrow lots (1-1.5 ac.)

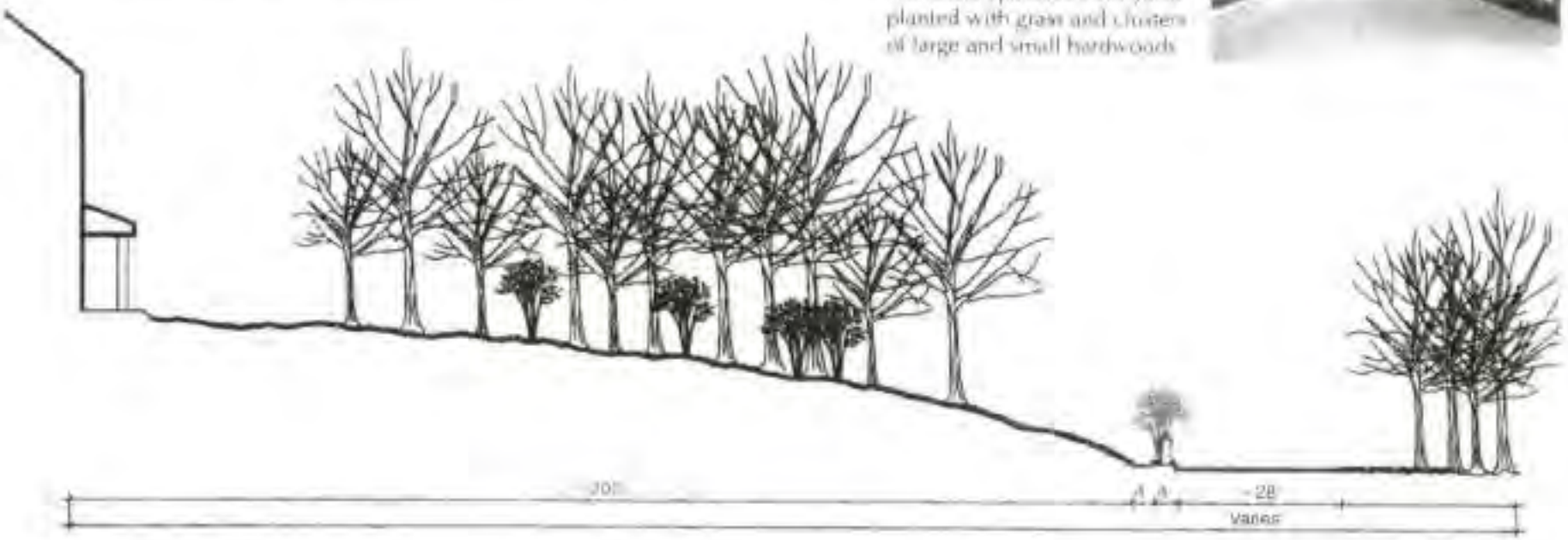
Typical Building Size

- wide variety in size of buildings within character area; typically the smaller houses are located on the narrower lots with less setback

Streetscape

- streetscape cross sections illustrate typical patterns and dimensions which vary, primarily in areas along Ponce de Leon versus sections to the north of Ponce
- along Ponce de Leon 20' wide roadway is bordered by park space on one side and improved streetscape on other side, featuring granite curb, 4' planting space, 4' wide sidewalk, and spacious front yards planted with grass and clusters of large and small hardwoods

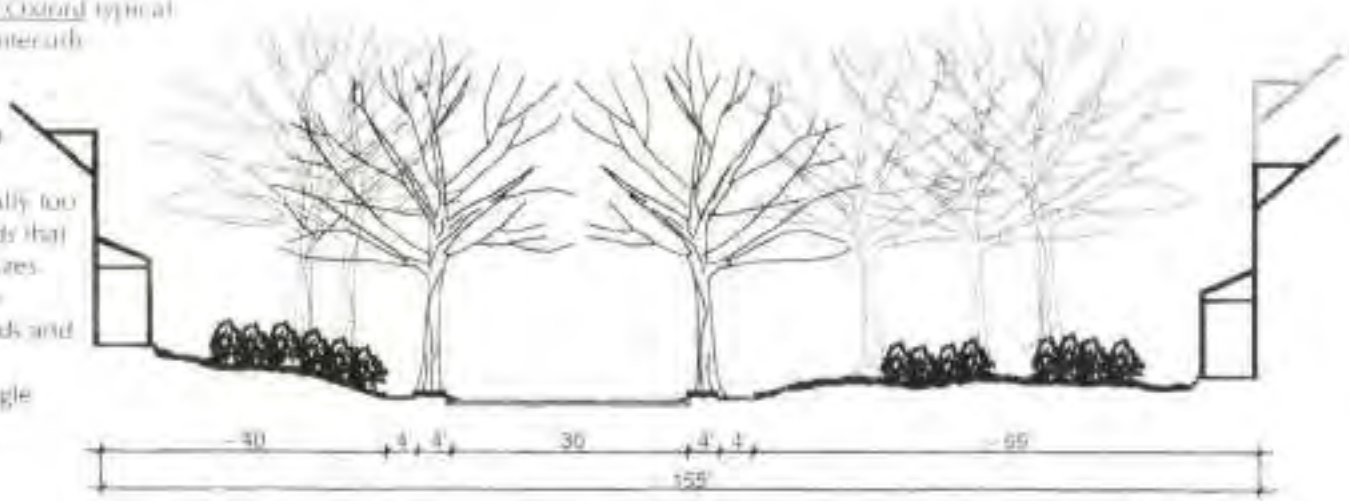




North Ponce de Leon

Druid Hills

- along Springdale, Oakdale, and Oxford typical pattern includes asphalt road, grass/curb planting space, sidewalk, front yard
- sidewalks on both sides of street throughout area, 4' width
- planting space - 4' width (typically too small for the many large hardwoods that grow there); combination of tree sizes used throughout this section of the character area (numerous dogwoods and variety of large hardwoods); trees frequently placed in clusters or single varieties, such as the picturesque grouping of beech trees on Oakdale



Oakdale Road

Druid Hills

Other

- driveways - Many front yard spaces within character area are reminiscent of Olmsted's residential design plans, described in *Section 4.1.3*. These yards feature curved drives that seem to sweep across the grassed lawns, which are framed in planting beds. Most original drives are constructed of concrete; brick is also used and concrete pavers are a more contemporary material. Many original drives feature concrete edges with a distinctive quarter-round profile.





Building Characteristics:

Scale

- predominantly 1 1/2-2 story, highest concentration of 1 story located along East Lake, east of Ridgecrest

Type

- single-family detached dwellings

Style

- full range of early- to mid-twentieth century revival styles and some examples of the modernistic Craftsman and Prairie styles

Material

- predominantly brick veneer exterior; less common but well represented are stucco and wood, such as weatherboard and shingles; fieldstone and granite used as accent materials

Roof Form

- multiple variations of gable and hip; other types less common

Roof Pitch

- predominantly moderately-pitched roofs; low and very steeply pitched less common; flat/parapet walls found on Spanish Revival style examples

Massing

- tendency towards basic massing components, consisting primarily of main building block with projecting front and side porches and wings/bays; principal roof, symmetrical and asymmetrical facades both well-represented

Directional Emphasis

- tendency toward horizontal or neutral emphasis primarily due to horizontal arrangement of architectural elements such as moderately-pitched roofs, cornice lines, windows, and first story wings and side porches



Good example of Neo-Classical Revival style on Oakdale Road

Other

- roof material - slate and clay tile common; important stylistic component
- accessory buildings - existing historic accessory buildings are not prominent site features and frequently are not visible from the public right-of-way
- porches - front-facade porches tend to be entrance bay only - 3 bays at most, rather than full-facade; side porches and porte cocheres very common and prominent feature



Porte cochere on Oakdale Road is an important feature that should be preserved

- windows/doors/dormers - great variety of types contributing to the stylistic expression of the buildings

Special Area Features:

Linear Parkway

- signature feature in Olmsted's original plan; park spaces situated along Ponce de Leon, with parks Deepdene and Dellwood are within this Character area and the Druid Hills Local Historic District

By-Walks

- characteristic feature in area north of The By-Way; by-walks provide pedestrian paths within centers of blocks and connect parallel roads; by-walks extend between Springdale, Oxford, and Oakdale



View of a by-walk running between Oakdale Road and Oxford Road

Historic Plat Patterns

- The original layout protected the watershed by ensuring that waterways would be situated within the large public open spaces and at the rear of private residential lots. This environmentally sound approach resulted in large scale lots (1-2 acres) in long rectangular shapes.

High Style Architecture

- Buildings are almost exclusively high style; stylistic detail plays an important role in defining buildings and the area as a whole.

Ponce de Leon Railroad Bridge

- distinctive feature historically associated with the Druid Hills suburb

Intrusions:

Plat Subdivisions

- Most historic development has intruded upon historic plat patterns through subdivision of existing large lots for additional development



Large Queen Ann at corner lots of The By-Way and Oakdale; illustrates theme of subdivision

New Construction

- New properties have been built without regard for prevailing scale, setback, directional emphasis, and materials predominant in the area of influence.

Driveways & Parking

- Limited street widths limit on-street parking. Front yard spaces have been paved for parking and in an attempt to provide a turn-around space.

[illegible]



Guideline - Special features of the area such as the by-walks and the linear parkway should be maintained as public areas and protected from intrusions and alterations.

Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.

12.2 Druid Hills National Register Character Area #2

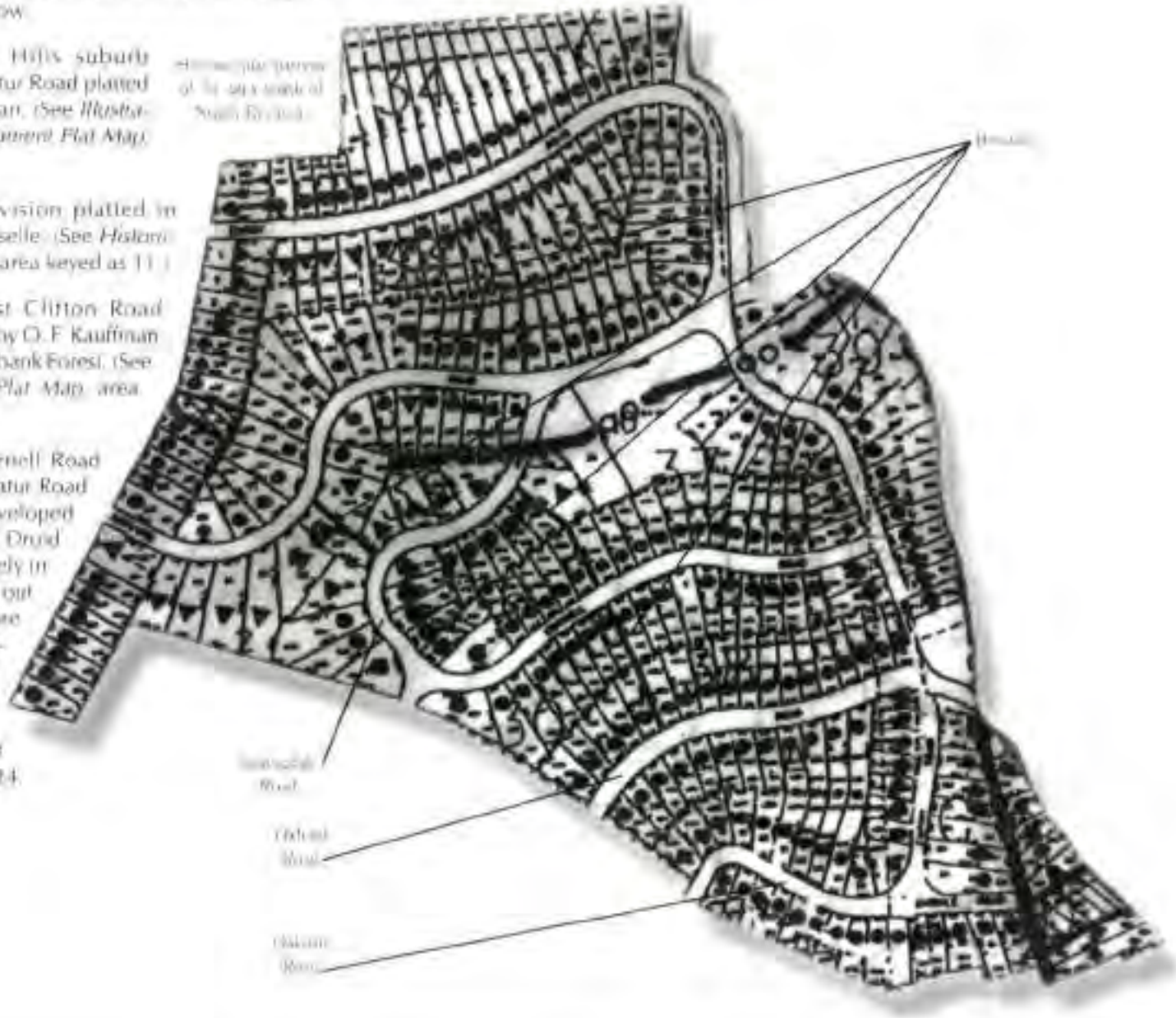
Character Area #2 includes a portion of the National Register District as described below.

1 Area of Druid Hills suburb north of North Decatur Road platted in 1913 by O. F. Kauffman. (See *Illustration D: Historic Development Plat Map*, area keyed as 3.)

2 Lullwater Subdivision platted in 1924 by G. M. Crusselle. (See *Historic Development Plat Map*, area keyed as 11.)

3 Clifton and East Clifton Road area platted in 1924 by O. F. Kauffman south to entrance to Fernbank Forest. (See *Historic Development Plat Map*, area keyed as 10.)

The Emory-Harvard-Cornell Road area north of North Decatur Road is the most densely developed area within the original Druid Hills suburb. Platted largely in 1915, the area was laid out with smaller lots and more modest houses. The subdivision of Lullwater Estates between Oxford and North Decatur Roads was carved out of the Candler estate in 1924.





At the center of Druid Hills is the large open space of the Druid Hills Golf Course that provides a park-like environment in the middle of the surrounding residential developments. To the east of the golf course is the Clifton Road area, the final section of the original Druid Hills plan to be laid out and developed. Parts of Clifton Road had previously existed as a turnpike through the area. The majority of lots along Clifton and East Clifton Roads were platted in 1924 and appear to have been developed over a period of years. The area is a mixture of large to moderate to small-scale development as well as both historic and non-historic houses.

Character-Defining Features

Landscape Characteristics:

Front Setback

- area north of Decatur Road - 50' range
- Clifton Road area - 40-50' range

Side Setback

- 10'

Typical Lot Size

- 70' wide x 350-500' deep range (lot width remains fairly consistent with depth of lots varying)

Typical Building Size

- variety in size of buildings within character area range



Streetscape

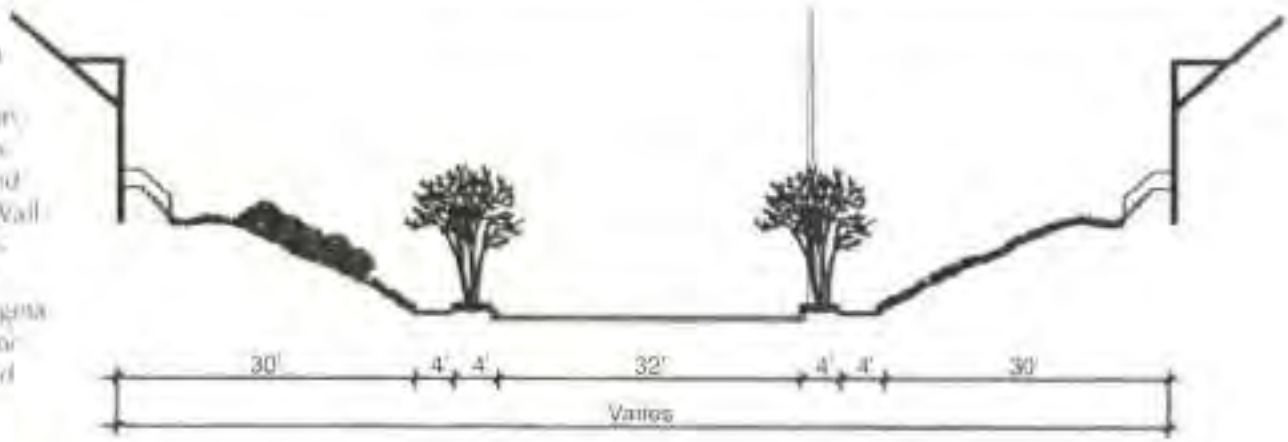
- north of N. Decatur Road streetscape section includes 30-32' wide roadway, granite curb, 4' planting space, 4' sidewalk, front yard
- Oxford Road is slightly wider than other streets in area
- East Clifton Road is more narrow (22' roadway width, granite curb, 6' planting space, 4' sidewalk, front yard

Other

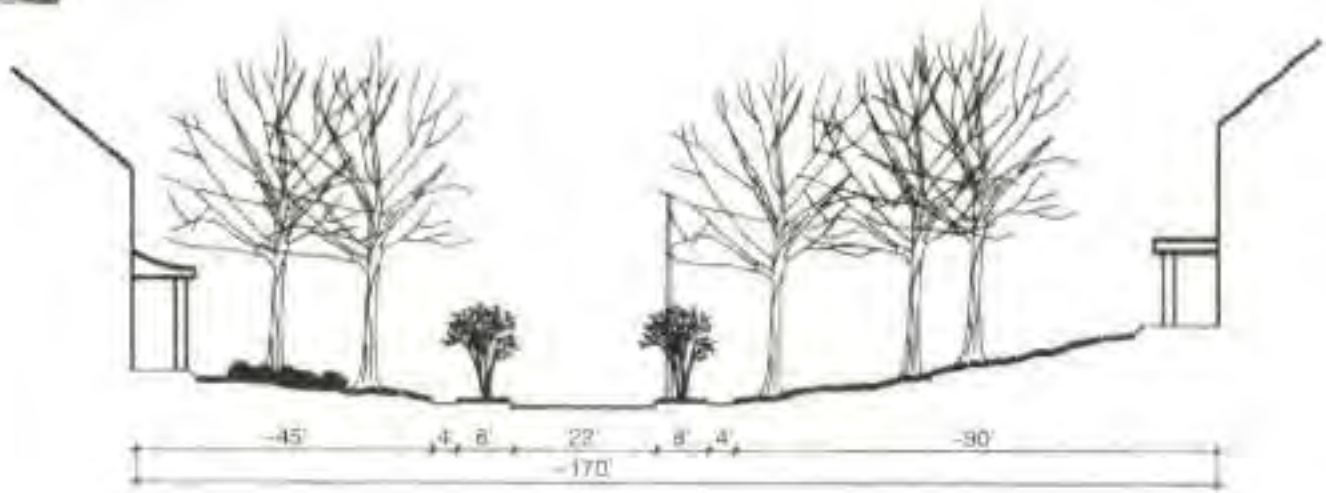
& retaining walls. This character area contains the most severe topography within the local district. For that reason, the area contains more retaining walls. Most walls are only a few feet high and are situated flush with the sidewalk. Wall materials are typically stone, cast concrete, or concrete block. Walls are of modest design with little detailing. Vegetation behind walls varies (open lawns or banks covered with shrubs and ground covers).



Wall within character area across from [illegible]



Oxford Road
Druid Hills



East Clifton Road
Druid Hills

Building Characteristics:

Scale

- predominantly 1-2 story



View along Chestnut Avenue, typical in its development

Type

- single-family detached dwellings

Style

- full range of early- to mid-twentieth century revival styles as well as examples of the modernistic Craftsman style

Material

- predominantly brick veneer exterior; less common but well-represented are stucco and wood, such as weatherboard and shingles; fieldstone and granite used as accent materials

Roof Form

- multiple variations of gable and hip; other types less common

Roof Pitch

- predominantly moderately-pitched roofs – low and very steeply pitched less common; flat/parapet roofs found in Spanish Revival style examples

Massing

- tendency towards basic massing components, consisting primarily of main building block with projecting front and side porches and wings/bays; principal roof symmetrical and asymmetrical facades both well-represented

Directional Emphasis

- tendency toward horizontal or neutral emphasis primarily due to horizontal arrangement of architectural elements such as moderately pitched roofs, cornice lines, windows, and two-story wings and side porches

Other

- roof material – typically most common but clay tile and slate well represented
- porches – front facade porches tend to be entrance bay only – 3 bays at most, rather than full-facade; integral and/or small side porches very common; porte cocheres less common than in Area #1 due to narrower lots
- windows/doors/dormers – great variety of types contributing to the stylistic expression of the buildings; non-functional windows used for decorative effect are common
- accessory buildings – existing historic accessory buildings are not prominent site features and frequently are not visible from the public right-of-way



Non-historic garage on Chestnut Ave. visible and representative of the accessory structures

Special Area Features:

By-Walks

- Characteristic feature in Emory/Cornell/Harvard Road area; by-walks provide pedestrian paths within centers of blocks and allow access between roads; by-walk system is extensive in the area of the district connecting Emory, Harvard, Cornell and Oxford Roads



View of by-walk between Harvard and Yorktown

Historic Plat Patterns

- The original layout, grades and the watershed by ensuring that waterways would be situated at the rear of private residential lots. This environmentally sound approach resulted in rectangular shapes for most residential lots and a curvilinear arrangement of streets.

Traffic Islands

- The curvilinear arrangement of streets within this character area creates spacious areas at the intersections; there are a number of traffic islands throughout the district, many are landscaped and others offer opportunities for landscape enhancements.



Guideline - By-walks should be maintained as public areas and protected from intrusions and alterations.

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

High Style Architecture

- Buildings are almost exclusively high style; stylistic details play an important role in defining buildings and the area as a whole.

Intrusions:

New Construction

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



Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.

Adjoining Development

- The area north of N. Decatur Road adjoins Emory University campus. Potential impact of large scale development within campus.

On-site Parking

- Width of roadways, particularly the narrow proportions of East Clifton Road, and heavy traffic limits on-street parking resulting in the addition of on-site parking; parking in front yard spaces can be intrusive to former landscaped character of these spaces.

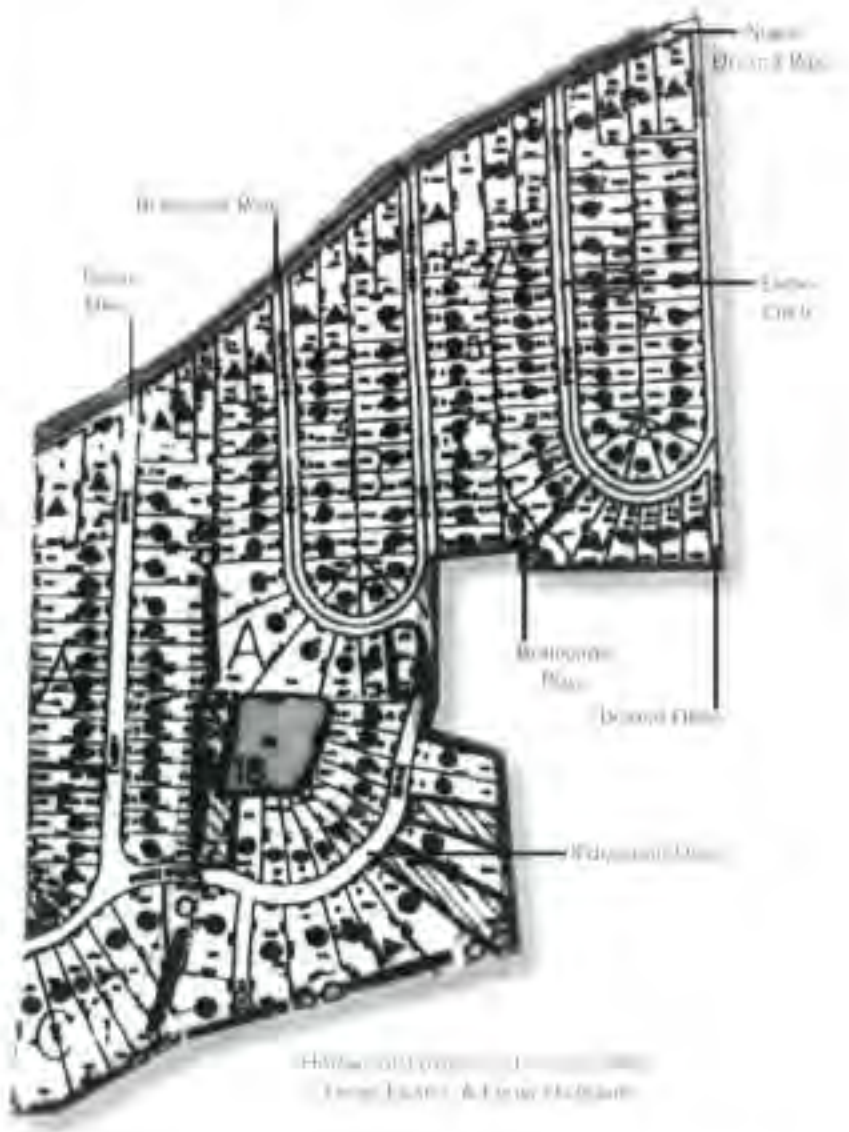


13.0 University Park / Emory Highlands / Emory Estates Character Area

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 southeast 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 platted 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 period 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.



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

- 1,300-2,100 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; a 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



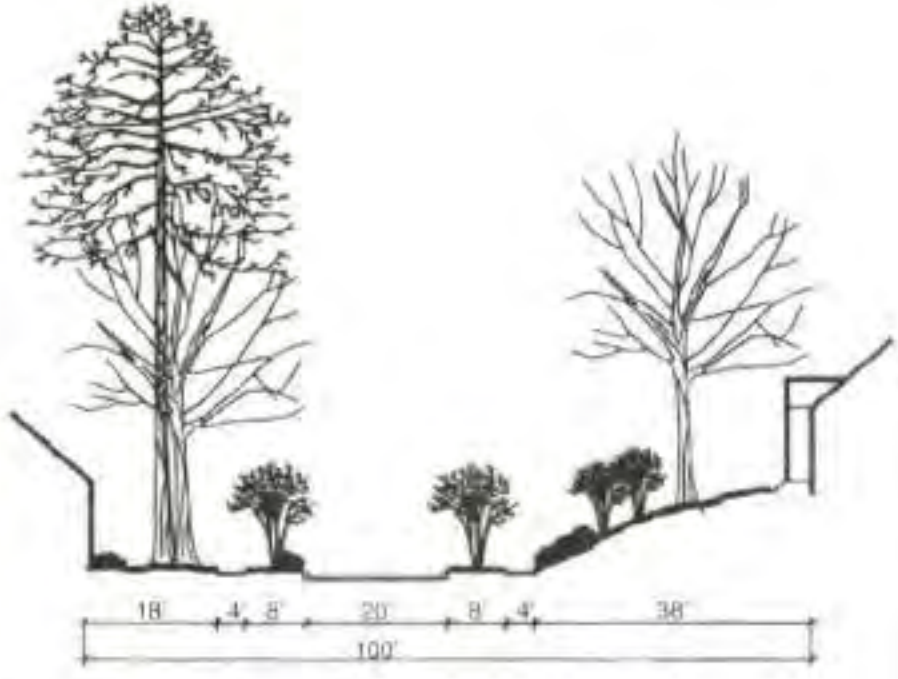
Early 20th century view of Durand Drive illustrating stone retaining walls

- traffic islands – two 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

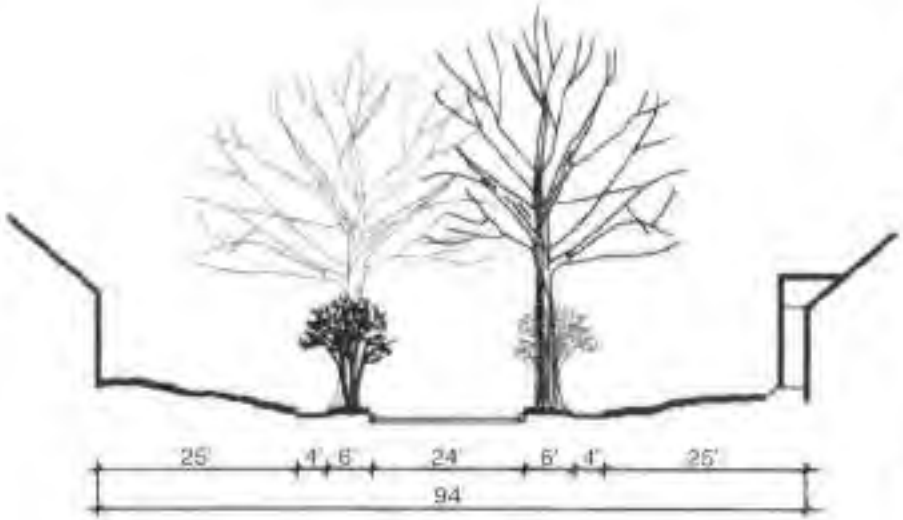


Landscaped traffic islands in Durand Drive and Emory Circle retaining historical street alignment characteristic

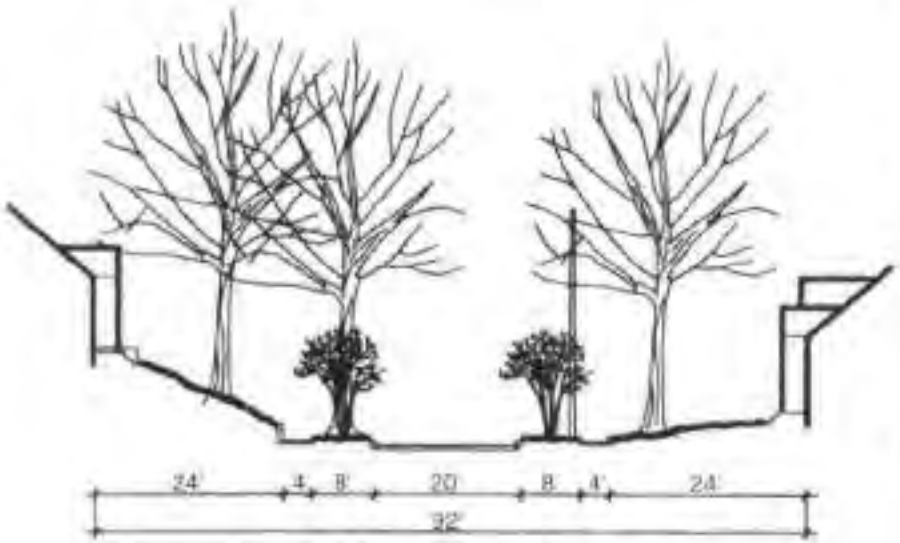
- front yard spaces – Severe terrain, particularly in the Emory Estates and Emory Highlands neighborhoods, results in residential structures elevated above the roadways. Front yard spaces in such situations are too steep for the maintenance of a lawn. For that reason, ground cover vegetation is predominant



Durand Drive
Emory Estates



Emory Drive
University Park



Ridgewood Drive
Emory Highlands

Building Characteristics:

Scale

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

Good view showing gables oriented to front facing gable



Details

- foundations - water table with solid brick foundations; isolated granite foundations, primarily in Emory Highlands
- chimneys - Chimney placement varies, ridgeline, 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.



New Construction

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





Traffic islands: (left) at intersection of Ridgewood Drive, Burlington Road, and Durand Mill Drive (before and after pave; (right) after pave; well added

14.0 Emory Grove Character Area

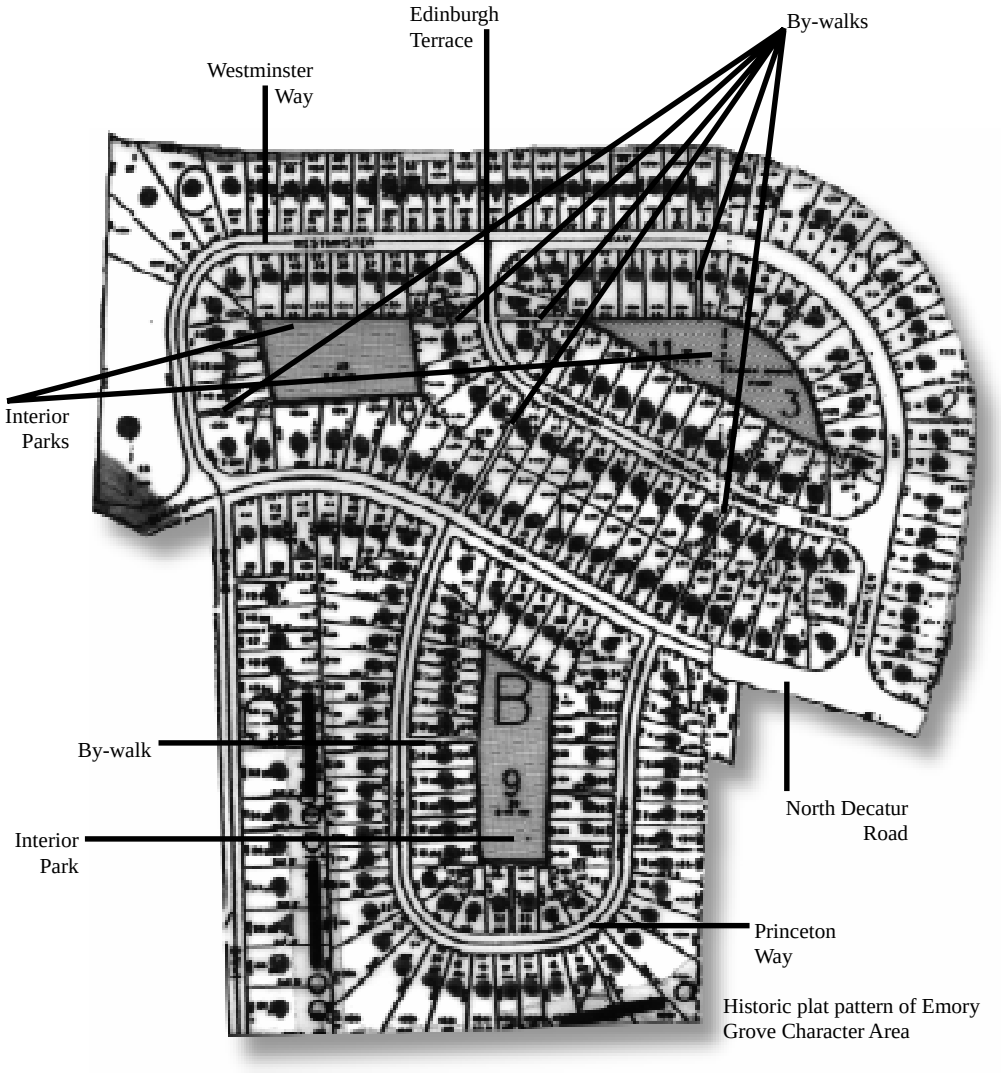
The neighborhood of Emory Grove is located in the northeast quadrant of

the district along both sides of North Decatur Road and bounded to the east by the railroad. The area was platted in two sections: (1) Princeton Way south of North Decatur Road in 1939 and (2) Westminster Way and Edinburgh Terrace north of North Decatur Road in 1941. It was developed by a single builder, Neal Smith, resulting in the uniform appearance of its houses.

The development is small-scale with modest houses sitting fairly close together on small lots, reflecting a dense, early-1940s development pattern. The houses were constructed during the first half of the 1940s and consist of one basic house type with several variations. The basic house type is a one-story, rectangular form with side-gabled roof, interior ridgeline chimney, and smaller side-gabled wings. Variations include front-gabled porches, slightly projecting front-gabled wings, and various chimney placements. The houses are not high-style but are instead a minimal traditional design with Colonial Revival stylistic influences.

C. R. Roberts and Company, Engineers, was responsible for the layout of both sections of Emory Grove, again resulting in continuity of the neighborhood's design. Loop roadways connect with North Decatur Road. The interior roadways are lined with lots of uniform size, although lots situated along curves and at intersections are somewhat larger and houses tend to be oriented diagonally toward the corner. The roadway itself is narrow by Druid Hills' neighborhood standards. There is limited space for on-street parking.

Emory Grove contains three interior park spaces. Designated paths between residential lots provide access to these spaces. These park areas contain a variety of amenities, including tennis courts, open ballfields, and picnic shelters. Rear lot lines bordering these park spaces are typically fenced, providing clear separation between public and private spaces.



Historic plat pattern of Emory Grove Character Area

Character-Defining Features

Landscape Characteristics:

Front Setback

- 45'-50'

Side Setback

- 10+'

Typical Lot Size

- 65' x 175' (approximately .3 acre)

Typical Building Size

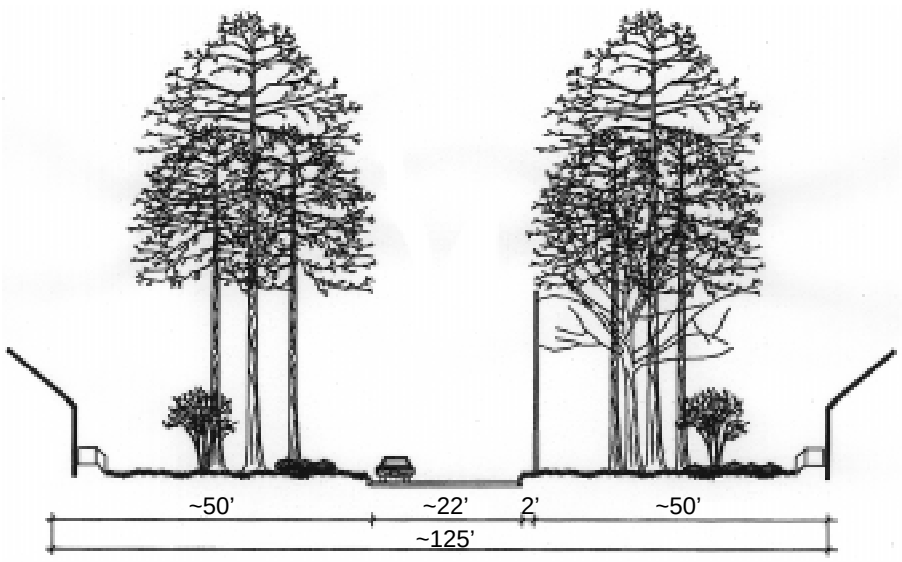
- 1,100-1,800 square feet

Streetscape

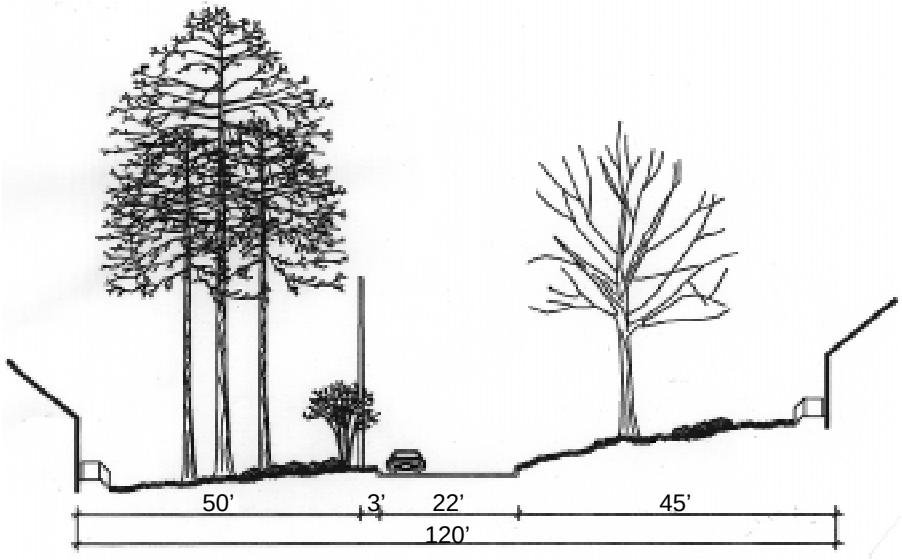
- streetscape cross section illustrates the typical patterns and dimensions: asphalt street, granite curb, front grassed yard
- front yards contain large hardwoods and in a few areas, pine groupings; shrub plantings at most house foundations
- no sidewalks

Other

- drives & parking- lots typically contain paved access drives with parking on-site; limited area for on-street parking due to narrow width of street
- walls and fences- The section of Emory Grove situated south of North Decatur Road has topography requiring the use of retaining walls; fences in a variety of design and materials are used in rear yards as separation from interior park spaces.
- traffic islands- approximately four traffic islands within character area; large island situated at intersection of Westminster Way and Edinburgh Terrace is grassed.



Edinburgh Terrace
Emory Grove



Princeton Way
Emory Grove

Building Characteristics:

Scale

- predominantly 1 story structures north; limited 1 1/2 story structures south of N. Decatur Rd.

Type

- single-family detached dwellings

Style

- minimal traditional design with Colonial Revival stylistic influences

Material

- predominantly brick veneer exteriors

Roof Form

- principal side gable roof with smaller side and front gable extensions

Roof Pitch

- low to moderate pitches main side gable (south side more steeply pitched) with minimal or no overhang

Massing

- asymmetrical facade with minimal building elements - 2/3 solid wall surface to 1/3 openings





Characteristic side gable house form shown in these photographs. The streetscape view illustrates the rhythm created by the repetition of form and elements.

Directional Emphasis

- main mass has horizontal emphasis; other building elements reflect or do not diminish this emphasis

Details

- raised foundations - solid granite foundations in section south of N. Decatur
- chimneys - ridgeline and exterior-end brick—placed between porch and main body of house; an important feature of the house type
- garages - "basement" garages an important feature south of N. Decatur with limited presence on Edinburgh
- porches - small side porches significant feature on Edinburgh and south of N. Decatur
- entrances - door and trim are modest
- wood trim - used modestly as door and window trim, cornice line, gable ends
- windows - double-hung sash, 6/6 and 8/8; multi-paned casement also present, more common south of N. Decatur





These photographs depict the characteristic raised granite foundations , exterior-end chimney placements, small side porches, and basement garages.

Special Area Features:

Interior Parks

- three interior parks, approximately two acres in size; one appears to be a passive-use space; one has benches, playground equipment, picnic tables and shelters; one space contains tennis courts & informal ballfield; access to park spaces through designated pedestrian routes, some more defined than others; each park space contains a minimum of two, and in one case three, access paths; parks are maintained by DeKalb County Parks and Recreation Department



Interior park north of N. Decatur Road.

By-Walks

By-walk north of N. Decatur Road



- two by-walk lanes allow pedestrian access from North Decatur Road to Edinburgh Terrace; one by-walk provides direct connection with access path to interior park space

Emory Presbyterian Church

- distinctive architectural landmark in the area—the only institutional building

Intrusions:

Illustrates excessive paving in front yard space.



New Construction

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

Paving

- Several examples exist of excessive paving in front yard spaces for parking.

Wood Fencing

- Example of wood picket fence, an anomaly in the neighborhood

Illustrates need to better define public access routes to interior park spaces.



Guideline - New construction should be compatible with the predominant minimal traditional/Colonial Revival housing and should reference important building characteristics such as the horizontal directional emphasis, low to moderate roof pitches, brick veneer exteriors, and front-facing gables

The integrity of Emory Grove's characteristic house type has been compromised in many places due to attempts to *dress it up*. Many properties in Emory Grove have been subject to changes such as infilled porches, window replacements, and entrance "stylizing" - these changes detract from the appearance of the property. Windows and entrances are common subjects of such projects.

Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to "dress up" houses should be discouraged.

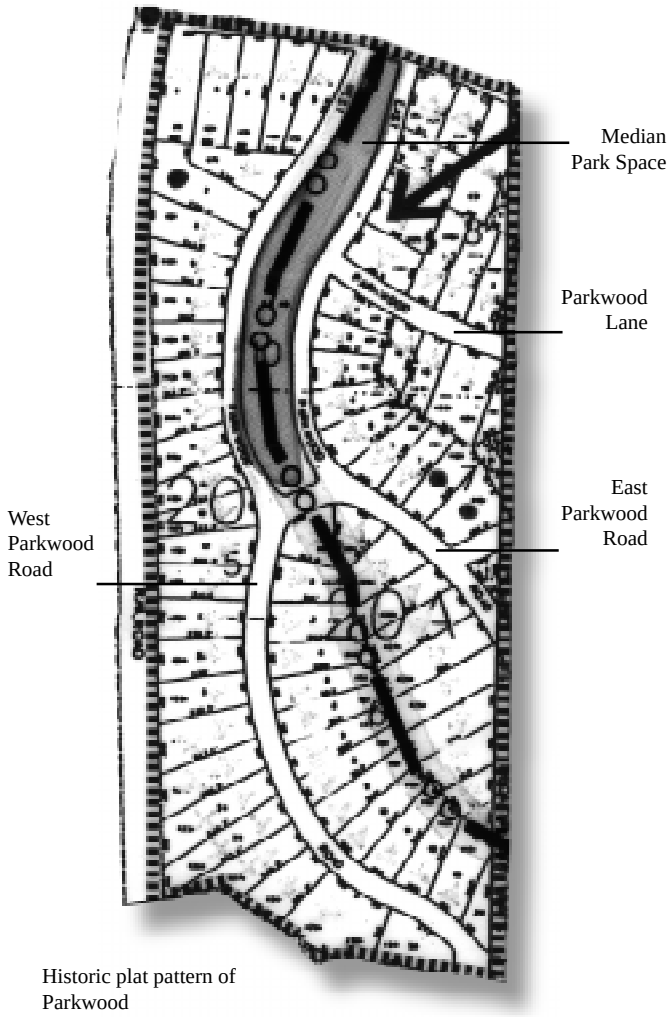
Guideline - Interior park spaces should be improved with better definition of existing access routes and the eradication of exotic plant species that currently threaten the natural character of these spaces.

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

15.0 Parkwood Character Area

The development known as Parkwood is located east of the railroad in the southeast corner of the local historic district and includes West and East Parkwood Roads south of West Ponce de Leon. (The easternmost portion of Parkwood within the Decatur city limits is not included in the local historic district.) Much of this area was part of the original land holdings of the Kirkwood Land Company for the Druid Hills suburb and was included in Olmsted's plan. The existing street pattern does not follow Olmsted's original design for the area, but the curvilinear street pattern, lot layout, and open park space reflect Olmstedian principles . The area of East and West Parkwood Roads may have been originally platted by O. F. Kauffman, the civil engineer who platted much of the Druid Hills suburb and other surrounding developments, which would explain the close similarity to the earlier Druid Hills plan.

The current street layout appears on the 1928 USGS map in dashed lines. A 1934 map of the area shows the current layout as well. A revised 1948 plat shows the lot layout basically as it exists today, but development in Parkwood did not occur until the 1950s and 1960s. As in Chelsea Heights (Fernbank), Parkwood was historically platted and laid out even though it was not developed until after the historic period.



Historic plat pattern of Parkwood

Character-Defining Features

Landscape Characteristics:

Front Setback

- 75'-100'

Side Setback

- 15'

Typical Lot Size

- large, irregular sized lots;
range of sizes - 70' x 200' (.3 acres) and 90' x 250' (.5 acres)

Typical Building Size

- few historic houses within character area range in size from 1,500 square feet to 3,000 square feet

Streetscape

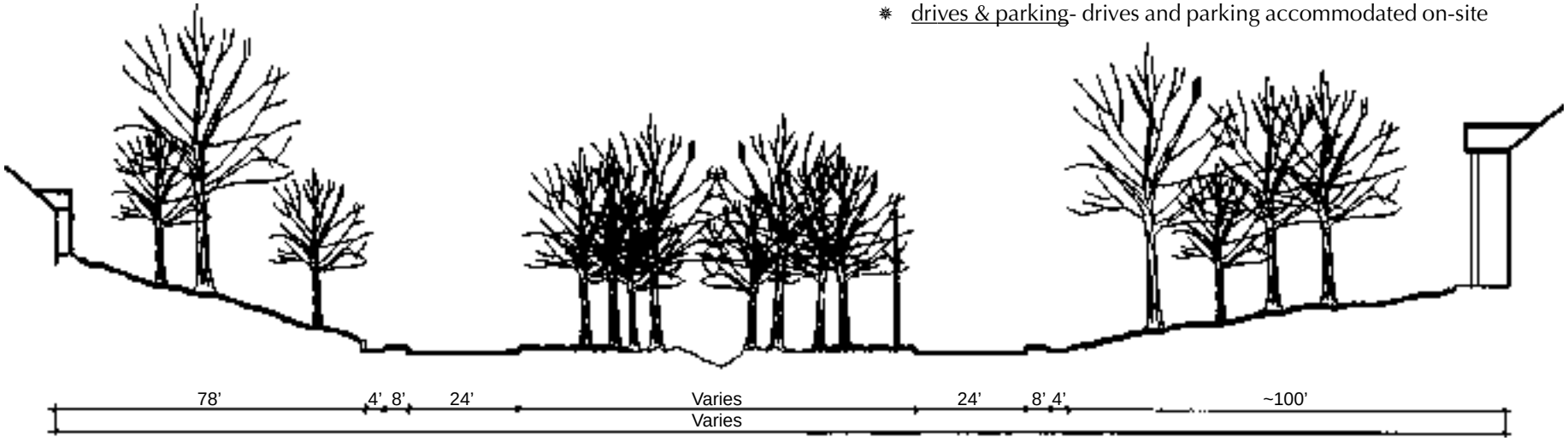
- streetscape cross section illustrates the typical patterns and dimensions: median park space located between East and West Parkwood Drives, width varies from 100' to 160'; surrounding streets of asphalt (24' wide with concrete curb), 6' wide planting space, 4' wide sidewalk, front yard space; median park space contains mature vegetation, primarily hardwoods; planting space adjacent to street contains small trees, when trees present, otherwise only grass; large hardwood trees situated in front lawn zones



Illustrates streetscape section in southern section of Parkwood consisting of roadway, curbing, small trees in park space, and sidewalk.

Other

- drives & parking- drives and parking accommodated on-site



West/East Parkwood

Parkwood

Building Characteristics:

Scale

- 1 story with occasional 2 story



Transitional house form moving from minimal traditional to ranch.

Type

- single-family detached dwellings

Style

- mix of 1950s ranch and Colonial Revival; also minimal traditional forms in transition to ranch

Material

- brick veneer exteriors

Roof Form

- side gable and hip

Roof Pitch

- low to moderate pitches



Typical Parkwood ranch house.

Massing

- varies

Directional Emphasis

- horizontal

Special Area Features:

Floodprone Zones

- median park space totals 3.2 acres; entire park space designated as floodplain zone on county tax maps; additional floodplain area noted in rear yard spaces of lots located south of the median park; original design of Parkwood with floodprone areas within median park and in rear yard spaces of residential lots represents historic watershed design

Layout

- overall layout of Parkwood resembles layout of original sections of Druid Hills with spacious lots, long setbacks, adjacent park land, and environmentally-sensitive design of floodprone zone (described above)

Intrusions:

New Construction

- New houses constructed at southeast corner of E. Parkwood and West Ponce de Leon do not conform to prevailing scale and form of existing properties.

Guideline - Floodprone zones situated in median park and rear yard spaces should be protected by adhering to the historic design concept of requiring these areas to remain in a natural state.

While housing in Parkwood is nonhistoric in a traditional sense, it still displays prevailing characteristics which give the neighborhood a sense of identity. The neighborhood is typified by medium-scale housing on large lots.

Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).

Recommendation - Subdivision of large lots should be strongly discouraged.

Sources Consulted

"Cameron Court," National Register of Historic Places Nomination, Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1982.

"Druid Hills," National Register of Historic Places Nomination, Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1979.

DeKalb County Comprehensive Plan, Land Development Regulations, and Zoning Ordinance.

DeKalb County Historic Preservation Ordinance.

DeKalb County Plat Records, DeKalb County Courthouse, Decatur, Georgia. (See Illustration D: Historic Development Plat Map for list of plats used in analyzing developmental history of the district.)

DeKalb County Tax Maps, DeKalb County Planning Department, Decatur, Georgia.

"Druid Hills Civic Association Papers", Special Collections Department, Robert W. Woodruff Library, Emory University, Atlanta, Georgia.

Druid Hills Driving and Walking Tour Guides, 1987, 1989, 1992, and 1993, Druid Hills Civic Association, Atlanta, Georgia.

"Druid Hills Historic District Design Guidelines," (City of Atlanta), prepared for the Atlanta Urban Design Commission.

"Druid Hills Local Historic District Nomination," prepared by The Jaeger Company for the Druid Hills Civic Association, April 1996.

Private research collection of Sally Harbaugh, Atlanta, Georgia.

Roth, Darlene R. "Druid Hills National Landmark: Case Statement," prepared for the Druid Hills Civic Association and the Atlanta Olmsted Parks Association, 1989.

"University Park, Emory Highlands, Emory Estates," National Register of Historic Places Nomination (Pending), Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1994.

AFFIDAVIT

State of Georgia
County of Cobb

Personally appeared before me the undersigned authority, David H. Shull, Jr., who after being duly sworn states as follows:

1. My name is David H., Shull, Jr. and I reside at 1178 Olde Bridge Drive, Dallas, Georgia 30157. I have a Bachelor of Architectural Engineering Technology degree from Southern Technical Institute in Marietta Georgia and since graduating in 1979 I have been engaged as a consulting structural engineer. I hold both a Professional Engineer and a Structural Engineer license from the State of Georgia and I am licensed in seven other states. I have been employed as a structural engineer licensed by the State of Georgia since February 10, 1987. Since 1999 I have operated my own consulting structural engineering firm under the name Shull & Associates, Inc. As a licensed structural engineer I have inspected and approved hundreds of single family homes, churches, multifamily residential developments, Medical Office Buildings, Warehouses, and Renovations with regard to structural issues.

2. On June 9, 2026, I conducted an onsite inspection of a single family house located at 1080 Clifton Road in Atlanta, Georgia for the purpose of determining whether or not in my professional opinion the house could be renovated while using the current structure as the basis for any renovation. More specifically, I was asked to opine whether or not the house could be renovated while keeping the front façade of the home intact. Prior to conducting my onsite inspection, I was furnished with and reviewed reports and opinions on the home from approximately six professionals, including William S. Train and Sykes Consulting, Inc. Based on the foregoing, it is my professional opinion that this particular house could not be renovated using the current structure as the basis for any renovation. In particular, it would simply not be feasible to maintain the front facade in any renovation. The reasons for this are varied and many but the primary ones are set forth in the Report attached hereto and incorporated herewith as Exhibit DS 1.

Subscribed and sworn before this 11 day of June, 2026.

NOTARY PUBLIC

ALEXA SANTOS
NOTARY
EXPIRES
GEORGIA
May 14, 2029
PUBLIC
COBB COUNTY

David H. Shull, Jr.

AFFIDAVIT

State of Georgia
County of Cobb

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1. My name is David H., Shull, Jr. and I reside at 1178 Olde Bridge Drive, Dallas, Georgia 30157. I have a Bachelor of Architectural Engineering Technology degree from Southern Technical Institute in Marietta Georgia and since graduating in 1979 I have been engaged as a consulting structural engineer. I hold both a Professional Engineer and a Structural Engineer license from the State of Georgia and I am licensed in seven other states. I have been employed as a structural engineer licensed by the State of Georgia since February 10, 1987. Since 1999 I have operated my own consulting structural engineering firm under the name Shull & Associates, Inc. As a licensed structural engineer I have inspected and approved hundreds of single family homes, churches, multifamily residential developments, Medical Office Buildings, Warehouses, and Renovations with regard to structural issues.

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Subscribed and sworn before this 11 day of June, 2026.

NOTARY PUBLIC

ALEXA SANTOS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA May 14, 2029

David H. Shull, Jr.

Subject Property: Preliminary and Limited Structural Evaluation
1080 Clifton Road NE
Atlanta, Georgia 30305

SA Project No: 202614.00

Report Date: June 11, 2026

Pursuant to the request of Mr. Buckler (the Owner Client) we visited the above refenced site on June 9, 2026 to site to review the structural condition of the referenced Residence including the perimeter basement foundations, vertical framing, floor and roof framing, and brick masonry veneer exterior finishes and foundation walls to evaluate and document the existing conditions, and make preliminary recommendations as to whether the structure could be remediated or would require demolition.

We were accompanied by William S. Train, PE and Steven J. Knapp, the Owners Representative.

1.0 EXISTING CONDITIONS:

Mr. Buckler informed us that the structure was originally built in 1929.

The structure is a two story residence of light wood platform framed construction with partial Basement and adjacent crawl space.

Full sized dimensional 2x lumber floor and roof framing
Exterior wall framing is comprised of full sized dimensional 2x4 wood studs at nominal 16" centers.
Exterior wall sheathing providing for the braced wall panel is composed of diagonal ½" x 6" wall sheathing.

Exterior brick veneer was void of any wall ties to the floor all or floor framing that would otherwise provide a secure attachment of the brick veneer to the supporting exterior framed wall.

The foundation is comprised of a multi-wythe clay brick masonry foundation wall supporting perimeter walls. A single with brick veneer extends from the foundation wall to the eave. Wall foundations were comprised of a continuous three course thick brick masonry footing.

The interior walls separating the Basement from the adjacent crawl spaces were 8" concrete masonry units. The reinforcing and foundation dimensions were not able to be determined.

Interior Basement columns were comprised of 3 ½" nominal diameter steel pipes with cast post caps, We observed thru the previously 2" diameter cored holes at the post bases layered clay brick individual footings. We were not able to determine the foundation size and depth due to the limited size of the core. The posts were significantly damaged with extensive rust at the post bases with a resulting significant loss of section. We observed one existing post (still present but not in contact with the supported built up wood beam) that is temporarily replaced supported by a supplemental metal screw jack type post place to bottom of the supported floor beam.

2.0 STRUCTURAL OBSERVATIONS:

Evidence of exterior perimeter foundation wall movement such as cracking in the exterior veneer at isolated locations and significant diagonal cracking of the brick foundation wall with settlements and open bed and head joints of the brick coursing. These cracks were not limited to the mortar jointing but passed thru the thickness of the individual brick units.

We observed isolated instances of exterior wall and window stone trim finishes that had significant vertical translation and displacement from their original position.

There was no continuous water-resistive barrier required by IBC Chapter 14, Section 1403.2 installed behind the exterior wall veneer attached to the studs or sheathing to provide a weather resistant exterior wall assembly.

The veneer has experienced out of plane movement at the front exterior wall at the front with measured wall translations of approximately ¾" over 6 feet along its height at isolated locations.

We took moisture content readings with a pin moisture meter of the exterior wall framing. Sill plates, wall studs and masonry foundation walls and the majority of the readings to be excessive and well above the 12 percent ideal threshold. Readings are as follows. It is noted that even if the moisture levels could be remediated the capacity of the fasteners and flexural, compression and shear capacities of the framing materials would be reduced significantly.

1.	Exterior wood framed wall sill plates, studs, and exterior wall sheathing	14.8 % to 34.0%
2.	Interior finished wall surfaces	14.6 % to 19.7%
3.	Attic and roof framing members	10.0 % to 14.2%
4.	Basement ground slab	29.2 % to 30.2%
5.	Basement exterior brick foundation walls under front porch crawl space	17.8%
6.	Basement exterior concrete masonry unit walls	17.3% to 31.1%
7.	Basement (First framed floor) joists and beams	17.6% to 24.3%

3.0 CONCLUSIONS AND RECOMMENDATIONS:

Many of the gravity load-carrying components in various portions of the structure have experienced and sustained substantial structural damage. The International Existing Building Code (IEBC), 2021, Section 405.2.4 requires that substantial structural damage to gravity load carrying components be rehabilitated to comply with the applicable provisions of the International Building Code, 2024. *Additionally, undamaged gravity load carrying components that receive dead, live, or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the rehabilitation design.*

Chapter 12: Historic Buildings of the International Existing Building Code (IEBC), 2021 addresses exceptions from code requirements when the building in question has historic value. We understand that the structure has been classified as an historic building as *the design loads of the rehabilitation design.* It is of note that due to the extent of the required structural remediation and repairs required for the structure would be damaging to the contributing historic features of the building.

The International Residential Building Code (IRC), 2024 Chapter 2 Definitions describes Substantial Damage as damage of any origin sustained by the structure whereby costs of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

The International Residential Building Code (IRC), 2024 Chapter 2 Definitions describes Substantial Improvement as any repair, reconstruction rehabilitation, alteration, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. Additionally, this definition states that the term substantial improvement does not include any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation of the as a historic structure.

While historical significance is to be appreciated and preserved, when possible, the structural integrity of the structure and life safety are the main and foremost considerations.

It is our professional opinion that the required remediations are so extensive with respect to the observed substantial damage and required substantial improvements that implementing those repairs would be practically impossible while retaining the appearance of the front brick façade including the brick veneer, fenestration, and finish materials, It is our recommendation that the structure and its complete foundation be removed and replaced with construction complying with the requirements of International Residential Building Code (IRC), 2024.

4.0 REFERENCED CODES AND STANDARDS:

International Existing Building Code, 2021 Edition
International Building Code, 2024 Edition with State of Georgia Amendments.
International Residential Building Code, 2024 Edition with State of Georgia Amendments.

5.0 REFERENCED REPORTS AND EVALUATIONS:

Affidavit Nathan Gooch and Michael Cooper for site reviews and evaluations of April 2 and June 4, 2026.

Affidavit John Rimondi re: five inspections and recommendation of 2025.

Affidavit Michael re: review and evaluation of June 3, 2026.

Structural Assessment prepared by CERM of January 14, 2026, and revised March 24, 2026, including the Sykes Consulting, Inc. Structural Assessment of the same date.

William S. Train, PE Structural Analysis Summary of November 10, 2025.

Report by Gooch Building Consultants, Inc. by Nurudeen Olayiwola, PE dated April 6, 2026.

6.0 CV FOR DAVID H. SHULL, JR., PE SE:

Curriculum Vitae
DAVID H. SHULL, JR., PE, SE

President and founding partner of Shull & Associates, Incorporated with over 47 years of structural engineering experience in variety of building types, including low to high rise residential buildings, multi-family and single family residences, mixed use, medical office buildings, resort hotels, office buildings, data facilities, health care facilities, retail, churches, gymnasiums, adaptive reuse, additions and renovations, design and review of machine foundations, forensic reviews and litigation assistance, and owner due diligence reports. Associate with Browder+LeGuizamon and Nielsen/Uzun Structural Engineers prior to the founding of Shull & Associates, Inc.

As a Principal Engineer, Shull manages and directs the efforts of the structural design team, including conceptual design, design and production of contract documents, construction administration, and overall coordination and management of the projects.

Professional Registration:

Georgia Professional Engineer License No. 016313
Georgia Structural Engineer License No. 000720
Georgia Engineer-in-Training Certification No. 9652

NCEES	17448
Alabama	26201-E
Commonwealth of Pennsylvania	PE055185E
Florida	54196
Georgia	016313
Maryland	30900
North Carolina	027924
Virginia	0402 033698
United States Virgin Islands	0-62700-1B
Georgia Engineering Firm	PEF 002993
Alabama Certificate of Authorization	CA 3177E

Gwinnett County Authorized Special Inspector

Professional Affiliations:

American Concrete Institute (ACI)
American Council of Engineering Companies of Georgia (ACEC)
American Institute Steel Construction (AISC)
American Wood Council (AWC)
Cold Formed Steel Engineers Institute (CFSEI)
Structural Engineers Association of Georgia (SEAOG)

Education:
Southern Polytechnic State University
Bachelor Architectural Engineering Technology, 1979

PROJECT EXPERIENCE:
Representative Residential, Multi-Family & Mixed Use Projects

North Avenue Park Apartments
Atlanta, Georgia

Hobbs Residence
Cumming, Georgia

Crawford Residence and Pool House
Atlanta, Georgia

Christopher Residence
Atlanta, Georgia

Columbus Park Apartments
Columbus, Georgia

302 West Paces Ferry Shutze Residence Review
Atlanta, Georgia

Brookstone Park
Covington, Louisiana

The Madison at Victory Station
Murfreesboro, Tennessee

Howington Beach House
Apalachicola, Florida

Eden Point Apartments
Pensacola, Florida

Madison Park Apartments
Huntsville, Alabama

The Lakes of Millbrook
Montgomery, Alabama

Highland Hills
Dothan, Alabama

Providence Ridge Apartments
Huntsville, Alabama

Emerson Overlook Condominium
Marietta, Georgia

St. Andrews Apartment Homes
Augusta, Georgia

St. Ives Apartment Homes, Phase I
Dallas, Georgia

St. Ives Apartment Homes, Phase II
Dallas, Georgia

St. Ives Apartment Homes, Phase III
Dallas, Georgia

Roxboro Condominiums
Atlanta, Georgia

950 Marietta Street Apartments
Atlanta, Georgia

The Rowson Residence
Roswell, Georgia

Emory Park Townhomes
Atlanta, Georgia

Walden at Oakley
Atlanta, Georgia

Atlantic Station Lofts 10 and 11
Atlanta, Georgia

Sincerely,



SHULL & ASSOCIATES, INC.

David H. Shull, Jr., PE SE
President

Georgia Registered Professional Engineer	License No. 16313
Georgia Structural Engineer	License No. 000720
Georgia Engineering Firm	PEF002993

7.0 SITE PHOTO SURVEY:



Photo 1 Northwest Corner Elevation with North Sunroom



Photo 2 Northeast Corner Elevation with North Sunroom and Front Porch



Photo 3 Southeast Corner Elevation with Front Porch



Photo 4 Southeast Corner Elevation with Ivy Coverage at East Front Wall



Photo 5 Southeast Corner Elevation with Dense Vegetation ant South Wall



Photo 6 West Elevation with Kitchen Entrance



Photo 7 Northwest Elevation with North Basement Entrance



Photo 8 Northeast Elevation with Front Entry Sidewalk



Photo 9 East Elevation with Sunroom Entry and Front Porch



Photo 10 East Elevation with Sunroom Entry Door and Window



Photo 11 East Elevation with Front Entry Door Vestibule Pediment and Cornice



Photo 12 Front Entry Door and Vestibule Pediment



Photo 13 Front Entry Door Vestibule With Dropped Stone Pediment



Photo 14 Entry Door Vestibule With Dropped Stone Pediment and Cracked Jointing



Photo 15 Sunroom North Wall and Windows



Photo 16 Sunroom North Wall Above Windows



Photo 17 Living Room East Wall and Font Entry



Photo 18 Dining Room South Wall



Photo 19 Rear Wall of Closet Living Room Closet



Photo 20 Northwest Corner of Sunroom Roof



Photo 21 Northeast Corner of Sunroom Roof



Photo 22 Northwest Corner of Attic and Roof Framing



Photo 23 Southeast Corner of Attic and Roof Framing



Photo 24 West Interior Corner of Roof of Attic and Roof Valley Framing



Photo 25 Wall and Window Framing at Southwest Bedroom



Photo 26 Wall and Window Framing at Southwest Bedroom



Photo 27 Floor Framing and Interior Posts Southeast Corner of Basement

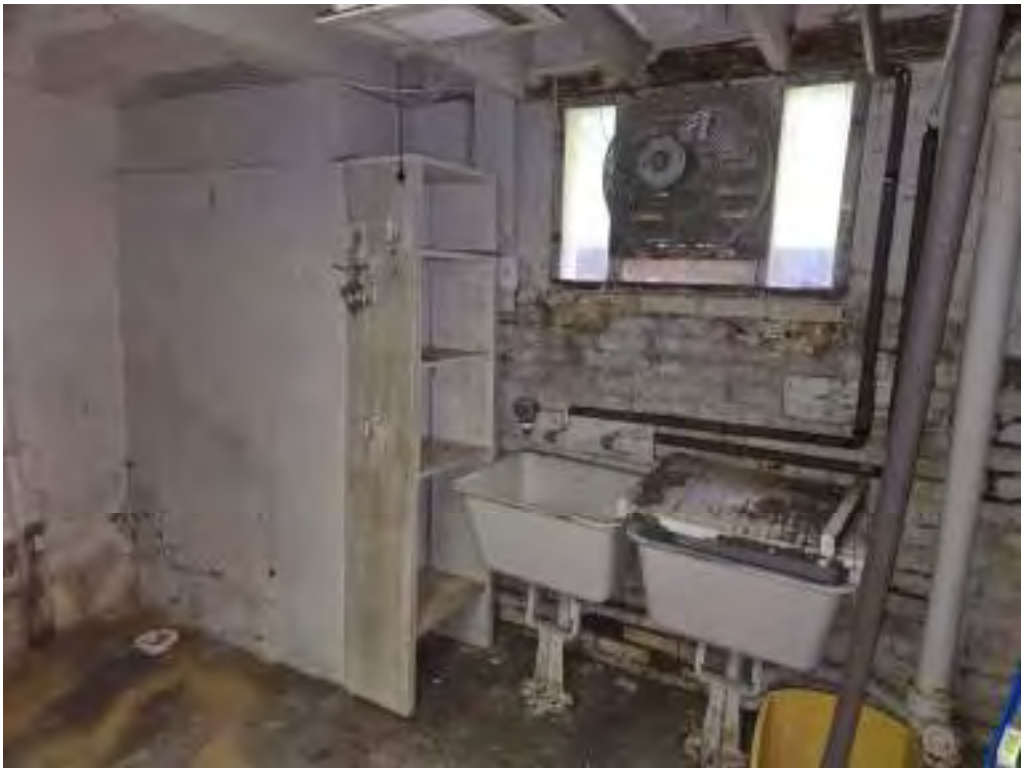


Photo 28 Floor Framing and Interior Posts Southwest Corner of Basement



Photo 29 Stair Framing and West Exterior Foundation Wall



Photo 30 Northwest Exterior Foundation Wall at Half Bath



Photo 31 Cracked Northwest Exterior Foundation Wall Below Sunroom



Photo 32 Access Passage to Crawl Space Below Front Entry Porch



Photo 33 Access Passage to Crawl Space Below Front Entry Porch



Photo 34 Front Foundation Wall and Failed Footing Below Dining Room

Giacoma Roberts & Daughdrill LLC

Brian E. Daughdrill
Direct: (404) 924-2860
bdaudrill@grdlegal.com

June 15, 2026

VIA EMAIL TO plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov
Dekalb County Georgia
Department of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: 1080 Clifton Road NE, Atlanta, GA
Application for Certificate of Appropriateness

Dear Ms. Jennings:

As you know, we have been retained to assist Robert H. Buckler (the "Applicant" or "Property Owner") in obtaining a Certificate of Appropriateness for the removal/demolition of the severely dilapidated single-family 2,184 sq. ft. home located at 1080 Clifton Road NE, Atlanta, Georgia (the "Property") and the non-historic garage. We have filed a completed Application for Certificate of Appropriateness and supporting documents for your review and consideration (the "Application"). We have also filed preliminary site plans for a Tudor style residence representative of a home with the same style and characteristics of the current severely dilapidated structure which could potentially be built on the Property. The Property is located within the Druid Hills Historic District therefore a Certificate of Appropriateness is required for removal/demolition of the dilapidated residence on the Property.

As you are aware, the Code of Dekalb County mandates:

> "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. The Georgia Department of Transportation and contractors performing work funded by the Georgia Department of Transportation are exempt from provisions of this chapter. Local governments are also exempt from obtaining certificates of appropriateness but shall notify the preservation commission at least forty-five (45) days prior to beginning or undertaking any work that would otherwise require a certificate of appropriateness, so as to allow the preservation commission an opportunity to comment. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Written authorization of the property owner shall be required if the applicant is not the owner of record."

See Code of Dekalb County Chapter 13.5, § 13.5-8 (1). When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, 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 thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood, and when considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used as a guideline. *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (3). Importantly, the preservation commission is authorized to approve a certificate of appropriateness for the demolition of buildings, structures, sites or objects, and the preservation commission *shall approve* the application and issue a certificate of appropriateness if it finds that that the "proposed material change(s) in appearance would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district." *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (5) and (7).

I. Impact Analysis:

The Structure Is Severely Dilapidated And Beyond Economically Viable Repair.

In the instant Application, the dilapidated single-family residence suffers from more than 20-years of acute neglect which occurred prior to the present owner's acquisition of the Property. There is no evidence whatsoever of any neglect by the current owner and nothing in the Record on this matter to support any invocation of the Guidelines referencing demolition by neglect where the current owner has not neglected anything. Staff has not inspected the property concurrent with its acquisition by Mr. Buckler and has no foundation to suggest "demolition by neglect." The Property is a 1920's era brick structure in a state of advanced disrepair incapable of rehabilitation in any meaningful economically-viable repair which would cause significant financial hardship to the Property Owner which outweighs preservation, notwithstanding the opinions of the County-engaged engineers. *See* Figure 1 below.

Figure 1



The house is two stories with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with multiple areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. In our engineer's opinion any attempt to fix the unsafe structural components of the house would almost certainly result in a failure of the brick façade. The basement slab itself is uneven, has settlement due to erosion of the earth base below it, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water has been observed in areas of the basement and crawl space. The interior basement columns are rusted steel pipe columns embedded in the failing concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns has been observed, and a temporary screw jack column has been installed adjacent to one of the failed steel columns. High levels of mold were identified in the structure which itself would require advanced mitigation.

Years of exposure to water with no maintenance and no ventilation caused extensive deterioration to the structural elements of the house. The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage. Our engineer, William S. Train, has determined that approximately seventy-five (75) percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately fifty (50) percent of all interior walls would need to be removed and rebuilt. *See* William S. Train, P.E., Structural Analysis Summary attached hereto (previously provided). The wall plates, wall studs and floor and ceiling joists are essential elements of the structural frame of the residence.

Repair of these elements, even if possible, if practically impossible because it would result in the failure of the cracked and settling brick façade.

Water intrusion has been observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath has been removed in the areas with water stains, and the joists, wall studs, subfloor, wall plates, and sheathing that were exposed have extensive rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage has also been observed and a termite report was submitted. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. In addition, water has penetrated the roofing material and several areas of the wood is completely destroyed. *See* Figure 2 below depicting various elements of damage to the structure.

Figure 2









Mr. Train has determined that the structure in its present condition is uninhabitable and is likely unsafe and unsanitary with extensive areas of mold. The structure as it exists presents life safety concerns due to mold exposure and defective and rotted structural framing. Despite the opinions of the County-engaged engineers, to rehabilitate the house to current code requirements would not be an economically-viable possibility. Given the state of dilapidation, disrepair and structural deficiencies that existed at the time the current owner acquired the property, it is Mr. Train's recommendation that the structure be completely removed including the foundation. *See* William S. Train, P.E., Structural Analysis Summary attached hereto.

While The Structure Is Considered A "Contributing Structure" Under DeKalb Code, **There Is No Particular or Special Historical Or Architectural Value To The Residence.**

The residence was constructed sometime in 1929. It is of common construction for the time period featuring regular brick and mortar construction but having none of the various architectural elements or styling characteristics of the contributing structures in the neighborhood. Neither its materials, scale, height or setback match the overall layout of Druid Hills properties and there is nothing that commends it to preservation. The home is not an "outstanding example of a structure representative of its era" and certainly is *not* "one of the few remaining examples of past architectural style", nor is the home "a place or structure associated with an event or person of historic or cultural significance to Dekalb County, the State of Georgia, or the nation." *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 1, 2, and 3. Likewise, the structure has *not* been declared eligible for listing on the National Register of Historic Places or Georgia Register of Historic Places. *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 5. There is simply nothing historic, or of historic significance, about the residence such that there is any basis for preservation. The only basis for considering the property a contributing structure is the so-called 50-year rule; however, in light of the U.S. Supreme Court's overruling of *Chevron*, there is no deference owed to any agency rule on this subject and DeKalb County has made no individualized determination of whether this house is a contributing structure. As such that designation is arbitrary and capricious and, to the extent that the County relies on the historic preservation code to make such a determination, it is unconstitutionally vague, arbitrary and capricious, and unenforceable.

As the front façade is the only portion visible from the street, demolition of the structure will not have a substantial adverse effect on the aesthetic, historical or value of the District or the Property. To the contrary, the cost to rehabilitate the house to current code requirements substantially outweighs any purported historic value of the Property; to reject this Application would result in undue burden and hardship upon the property owner. As such, the Application should be granted in its entirety.

II. LEGAL AND CONSTITUTIONAL OBJECTIONS

The portions of the Code of Dekalb County, Georgia including, but not limited to, Chapter 13.5 *et seq.,* facially and as applied to the Property, which restrict the Property to any conditions (current or otherwise) or development standards that do not permit demolition/removal of the structure are unconstitutional in that they destroy Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. The application of the Code of Dekalb County, Georgia, as well as the "Guidelines" and the By-Laws of the Historic Preservation Commission, facially and as applied to the Property, which restricts the Property to any conditions or development standards, other than in accordance with the Application is unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying Applicant of an economically viable use of its land while not substantially advancing legitimate state interests.

Additionally, denial of the Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States. A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application as requested would constitute a taking of the Applicant's Property. Because of this unconstitutional taking, Dekalb County would be required to pay just compensation to Applicant.

Likewise, denial of the Application would constitute an arbitrary and capricious act by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. On behalf of the Owner it is asserted that members of the public and any potential opponents who speak in opposition to the Application lack standing to oppose the Application or to seek review of any decision by the Preservation Commission.

A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application subject to conditions to the extent such different conditions would have the effect of restricting Applicant's utilization of the Property would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. In addition, denial of the Application would be clearly erroneous and a gross abuse of discretion because it depends on facts which do not exist and because it violates the Georgia and United States Constitutions, violates due process, and equal protection.

A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. The application of any changed or modified Guideline to the Property and to this Application would be in violation of procedural and substantive due process where such changes were effected

after the commencement of this process and without compliance either with the By-Laws, Guidelines, DeKalb Counyt Code or the state enabling legislation.

The Applicant objects to the standing of any party who would speak in opposition to the demolition as lacking a particularized injury different in kind than the general community. The Applicant objects to such parties being permitted to present in opposition in the absence of evidence of such particularized injury (such opponents must plead and prove both a substantial property interest and special damages) and demands a strict burden of proof. It is the intent of this objection to constitute an objection to standing on the part of any speaker in opposition as contemplated by the Court of Appeals in RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustment, 260 Ga. App. 355, 362 (2003).

The Applicant, pursuant to the separately filed Motion in Limine, objects to the admission and consideration of the Sykes Report adduced by the County for the reasons set forth in the Motion, the arguments of which are incorporated herein by reference.

The Applicant, further objects to the Staff Report prepared without any inspection by Staff and in reliance on the Sykes Report. The Applicant further objects to the Staff Report assertion of Guidelines including citation to "demolition by neglect" where there is no evidence at all adduced or in existence that the Applicant has neglected anything or that the structure is not in the condition it was when the Applicant obtained title. Consideration of Staff's Report and findings thereon is arbitrary and capricious where no evidence exists in support of such an assertion.

III. CONCLUSION

For the above and foregoing reasons, Applicant respectfully requests that the Application be approved in its entirety without any limiting conditions. Thank you for your assistance with this matter. Should you have any questions about this matter, please contact us at your earliest convenience.

Sincerely,
GIACOMA ROBERTS & DAUGHDRILL, LLC

/s/ Brian E. Daughdrill
Brian E. Daughdrill

BED/st

AFFIDAVIT

STATE OF GEORGIA

COUNTY OF FULTON

Comes now William S. Train, who after being duly sworn stated as follows:

1. My name is William S Train and for the last 24+ years I have worked as a licensed structural engineer in the state of Georgia. I received my professional engineering license in 2001 and shortly thereafter founded the professional engineering firm WST, P.E. I received a BS in civil engineering from the University of South Carolina in 1978 and then MS in civil engineering from Georgia Tech in 1980.

2. As the principal of WST, P.E. I have been involved in the design and modification of low and mid rise structures made of wood, steel, concrete and masonry. I also investigate and advise regarding structural failures.

3. In the state of Georgia, as well as in virtually all of the local counties and cities within the state, there are statutes and ordinances that require a report from a licensed structural or professional engineer. Examples are reports on foundations and any other load bearing elements of a structure. Wherever and whenever such a report is required, the report must be signed and stamped by the engineer who investigated and prepared the report. When an engineer signs and stamps a report, he is certifying that he is willing to stand behind his findings. Reports that are not signed and stamped will not be accepted by the state of Georgia or any political subdivision thereof. Unsigned reports are treated as preliminary and advisory and carry little, if any, legal significance. They cannot be legally relied upon.

4. On November 10, 2025 I issued a Structural Analysis Summary and an accompanying outline of the investigation and inspection of a house at 1080 Clifton Road in Dekalb County, Georgia. The Structural Analysis Summary and accompanying outline were signed and stamped by me. It was my understanding that the report would be filed with the Dekalb County, Historic Preservation Committee (HPC) in support of a Certificate of Appropriateness (COA) seeking to demolish the house. My conclusion in the report was that, " in its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life, safety concerns due to exposure to mold, and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible. The recommendation is to completely remove the existing structure and the foundation".

5. In mid late January 2026, I was furnished a structural assessment of 1080 Clifton Rd. that had been prepared by Sykes Consulting, Inc.(Sykes). In their Executive Summary Sykes informed that they had reached a different conclusion than I had, stating "Based solely on structural considerations, Sykes does not believe the building is incapable of rehabilitation". Puzzled, I delved further into the report. The first thing that was obvious was that the report was neither signed nor stamped. As a result, the report would not be acceptable to the state of Georgia or Dekalb County. The second thing I observed were the inconsistencies throughout the report between what Sykes did or did not due during their on site investigation and the conclusions they reached. As an example, on P.6 Sykes concluded that "much of the existing structural framing appears sound" but in the very next sentence stated that "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". In reality, it is simply not possible to conclude that existing framing is sound without first doing a structural analysis of the existing framing. As another example, on P.13, Sykes states that the "Foundation could not be assessed". In reality, it is impossible to reach the conclusion Sykes reached regarding the structural soundness of the house for rehabilitation purposes without first assessing the soundness of the foundation. In contrast, in my investigation, which is the subject of a signed and stamped report, I did assess both the structural soundness of the framing and foundation of the house and found both so damaged by water and settling that I could only conclude that neither could be repaired to the extent necessary to renovate the current structure.

6. At some point in March 2026 I was furnished a revised Sykes Structural Assessment dated March 24, 2026. The only changes I could note from the original report were (1) the signature of Tara Dills was added to the Executive Summary of the report identifying her as the person who "submitted" the report and (2) Ms. Dills' resume was attached to the end of the report. However, Ms. Dills was not identified as having participated in the original on site inspection or original report. As with the original report, the revised one was not stamped and would not be accepted or relied upon by either the state of Georgia or Dekalb County. As with the first report, Sykes' only stated reason for not having performed a structural assessment of such things as the foundation and framing was that it was "not included in Sykes' scope of work". Notably, the cover letter to the revised report, which was addressed to Rachel Bragg in the County's Planning Department, stated that, "this report was accomplished in general accordance with CERM Proposal No 1225-01478 dated December 12, 2025". A review of that Proposal, a copy of which is attached as Exhibit WT1 to this Affidavit, requires that "Sykes will conduct an on-site structural assessment including foundation, framing, load-bearing elements an envelope". The Proposal also required that the "evaluation must determine if the structure is so unsound that rehabilitation is not feasible or whether demolition is justified for public safety".In sum, Sykes not only failed to produce a substantive report with respect to the structural soundness of the house, they also failed to conduct the basic investigation they were paid to perform.

7. More specifically, in the face of the specific requirements in the Proposal, Sykes affirmatively states on p. 6 of its report that, "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 ". Similarly, despite being particularly identified in the Proposal, Sykes acknowledges on p.13 of its report that "foundations could not be assessed" and that "column foundations are unknown"

8. Finally, as evidence of the superficial nature of its Report , Sykes concludes its Report by recommending "a complete analysis of current framing" as well as " additional investigations and 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. In response to the forgoing acknowledgements and recommendations by Sykes, the owner of the 1080 Clifton Road requested that I conduct another review of the structural soundness of the framing and foundation of the house. The owner also employed additional experts in the areas of mold and mildew, foundations and framing, termites, and the economic feasibility of any renovation of the existing structure to assist me in my review. Each of these experts concluded that a renovation of the existing structure is not possible or feasible. Their sworn reports and opinions are attached hereto as Exhibits WT2, WT3, WT4 and WT5. In sum, their conclusions were that the house could not be feasibly renovated and the house should be demolished.

9. On June 1, 2026, after having reviewed the Reports of the additional experts employed

by Mr. Buckler in response to the Sykes Report, I inspected the house for a fifth time. What I found further corroborated my initial determination that the house cannot be renovated and needs to be demolished. Since my last inspection, a significant additional amount of the interior front wall had been opened up to accommodate the mold and termite inspections. What that revealed, after a recent rain, was that the brick and mortar cladding on the front facade was so porous that all of the framing, the diagonal board sheathing, the wall studs, the sill plate and the sub-flooring behind the front facade was completely wet. Any attempt to renovate the current structure would require that the brick on the front of the house be removed and the front facade completely reclad.

10. One last thing of note was that during my last review of the front facade of the house, I found that the front facade was no longer plumb. In fact, as the result of the movement of the front foundation, as well as the failure of the mortar between the bricks in places on the front facade, there was a bow or bulge of 2 to 3 inches in the front facade. The fact that the front facade is not plumb contributes significantly to my conclusion that the house cannot be renovated while maintaining the front facade. Any attempt to lift the house in an effort to repair the foundation would inevitably lead to a cascading failure of the bricks on the front facade given the lack of any "tie-backs" for the bricks, the deteriorated condition of the mortar and the existing bow in the facade.

NOTARY PUBLIC.

William S. Train

FERNANDA HURTADO
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 06, 2029
FULTON COUNTY, GEORGIA

EXHIBIT 1

December 12, 2025

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: **Proposal for Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Proposal No. 1225-01478

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC, (CERM) appreciates the opportunity to present this proposal for structural assessment. The following sections present our understanding of the project, the scope of work, schedule, and fee for this service.

PROJECT DESCRIPTION

The DeKalb County Planning and Sustainability Department plans to review a demolition application by the owner of a historic residential building at 1080 Clifton Road in Atlanta, Georgia. The Department needs an independent structural assessment of a historic residential structure within a local historic district to determine whether the building meets the criteria under Section 7.3.3 (or the anticipated revised Section 7.3.3 that takes effect 12/15/25) for demolition. The evaluation must determine if the structure is so unsound that rehabilitation is not feasible or whether demolition is justified for public safety.

The property owner has applied for demolition of a contributing historic structure. Section 7.3.3 requires a qualified historic structure report evaluating structural soundness, feasibility of rehabilitation, and potential impacts on the historic district. The County requires an independent assessment separate from the applicant's engineer.

SCOPE OF WORK

CERM's scope of work consists of providing a preliminary review, conducting a field assessment, producing a structural assessment report, and attending up to 3 Historic Preservation Commission Hearings (up to 2 hours per hearing) to present findings. CERM will subcontract Sykes to perform the structural assessment and attend hearings. Details of the scope follow.

Preliminary Review

Sykes will review all provided materials before conducting an on-site visit. The materials provided consist of the Applicant's structural engineering report which includes photos, Dekalb County's Section 7.3.3 requirements, Tax Assessors information, and boundary survey. No other information was provided.

Field Assessment

Sykes will conduct an on-site structural assessment including foundation, framing, load-bearing elements, and envelope. Intrusive exploration may include removing panels, veneers, sheetrock or plaster as needed to expose structural elements. Repairs to damages incurred while exploring structural elements will be made by others. Deterioration, hazards, and structural failures will be documented.

Evaluation Criteria

Sykes will evaluate findings of the field assessment using the criteria established in Section 7.3.3 requirements provided. The criteria are presented as follows:

- Structural soundness and feasibility of rehabilitation
- Public safety considerations as it relates to the main residential structure
- Viable alternatives to demolition, including stabilization
- Recommendations for salvageable structural materials, e.g., floor joists, roof trusses, purlins, walls, etc. (if demolition is justified)

Deliverables

Sykes will provide the methods of exploration, findings, conclusions, and clear recommendations in a report sealed by a licensed structural engineer in the State of Georgia. The report will also provide an assessment of structural soundness and feasibility of rehabilitation. After the report is presented, Sykes' Structural Engineer will attend up to three (3) Historic Preservation Commission hearings to present findings, conclusions and recommendations of the report.

SCHEDULE

Sykes will conduct a field assessment on December 16, 2025. The report will be delivered on or before January 14, 2026.

FEE

The lump sum fee for the scope of work and schedule will be $16,500.00

Assumptions and Exemptions

- The scope of work covers the main structural residential building and does not include any other structures on the property.
- Any scope of work required beyond the scope of work listed above (assessment report and 3 historic preservation hearings) will be charged at a rate of $260.00 per hour. This rate is portal to portal when travel is necessary.
- Sykes' Structural Engineers are qualified and certified to provide a structural report on the structural integrity of the building only.
- Sykes' Structural Engineers are not qualified or certified in historical preservation and therefore cannot address the degree of architectural/historical integrity or whether demolition would adversely impact the historic district.
- Construction, rehabilitation, or demolition pricing information is outside the scope of this project.

CLOSURE

Please contact our office if you have any questions or comments regarding this proposal. Thank you in advance for considering CERM.

Best regards,

Corporate Environmental Risk Management

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

EXHIBIT 2

AFFIDAVIT

State of Georgia
County of Cobb

Personally appeared before me the undersigned authority, John Rimondi, who after being duly sworn, states as follows:

1. My name is John Rimondi and I reside at 4983 Thornwood Cove, Acworth, Georgia;

2. For the last 15 years I have operated a mold remediation and removal business in the state of Georgia and have been certified by the Environmental Institute in the State of Georgia mold removal and remediation since 2014. Currently the business operates under the name CRESTCO, principally in the Atlanta, Georgia metropolitan area;

3. In February of 2025 I was employed by Robert Buckler to inspect and evaluate for mold intrusion a house located at 1080 Clifton Road in Atlanta, Georgia. I was given free reign to inspect the house from the foundation and basement to the attic and roof and provided the opportunity to remove plaster and other wall coverings, as necessary, to make a full evaluation. I have physically inspected the house on five separate occasions and my findings are as follows:

4. According to County records the house is a 96-97 year old brick clad two story house that was built using the standard home building practices of a house built in that era. The FOUNDATION is made up of several unidentified materials that have shifted and settled over the years resulting in cracks and openings that have permitted significant water intrusion. From a mold perspective, the interior walls of the foundation are covered in mold to such an extent that removal of the mold from the foundation walls would not be feasible. More importantly, it would not be possible to moisture proof the foundation to the extent necessary to prevent future mold intrusion so as to permit the foundation to serve as the basis for a renovation of the house. The EXTERIOR CLADDING of the house is brick and mortar. Over the almost 100 year existence of the house it appears as if little to no maintenance has been performed on the brick cladding. As a result, as with the foundation, the cladding has moved, shifted and cracked thereby permitting significant water damage to the wood framing behind the brick exterior, as well as extensive mold. The front facade of the house is particularly problematic when it comes to remediating both present and future mold because for years ivy was permitted to grow and cover roughly 40% of the front facade, from the foundation to the roof. This has resulted in literally dozens, if not hundreds, of sources of moisture intrusions where the ivy grew on the brick and mortar. A listing photo of the house is attached showing the extent of the ivy coverage of the facade. The only way to repair this problem from a mold remediation standpoint would be to remove the brick and mortar on the front of the house and reclad and moisture proof the facade. The FRAMING of the house is wood, from the sill to the roof, and all of the framing has suffered damage from rot, mold and termites as a result of moisture intrusion from multiple sources. The mold problem on the framing is particularly problematic along the front wall of the house. To remove the mold in this area would require a complete reframing of that wall from the sill to roof rafters. As a result, the front facade of the house cannot be maintained in any renovation if the mold in that area is to be remediated. As with the lower parts of the house, the ROOF, from the rafters to the decking would need replacing and rebuilding if the multiple leaks in the roof, as well as the mold, are to be eliminated. This would be necessary to prevent any future mold issues;

5. If the extensive presence of mold was not problematic enough, certain of the types of mold present in the house, in and of itself, require that the house be demolished. The Analytical Lab

testing from EMSL's lab showed the following types of mold to be present in the house: Ascospores;Basidiospores;Bipolaris;Chaetomium;Cladosporium;Curvularia;EpicoccumRust; Stachybotrys/Microascus;Acremonium;Oncopodiella;Penicillium/Talaromyces;and, Sordaria. Included within these types of hazardous molds are some that are highly toxic and can produce mycotoxins that may lead to serious health problems. Seven of these types of mold were found to to be in the high spore count range (over 1,000 spores per Microscope Slide Count). From a private and public health standpoint, the only way to eliminate the health hazards associated with the many types of toxic molds present in the house is to demolish the house and safely, remove the material containing the mold from the site;

6. Even if one were to undertake the fools errand of attempting to remove and/or remediate the mold in the current structure as part of a renovation effort, the following steps would have to be undertaken to prevent mold from reoccurring:

(a) the foundation and basement, all attendant piping and the dirt crawl spaces would have to be chemically treated to prevent future mold problems;

(b) given the presence of mold on and behind most of the walls and ceilings (all walls ceilings are plaster as opposed to Sheetrock), all of the plaster would have to be safely removed;

(c) the framing, sheathing and piping would have to either be replaced or chemically treated to remove the mold;

(d) all sources of moisture that contributed to the mold would have to be moisture proofed.

Any such mold removal/remediation effort would be extremely hazardous and expensive, particularly as compared to what would be involved in simply demolishing the current structure and building new within the County's Guidelines for new structures in the Historic District.

7. In conclusion, it is my professional opinion that the mold present in the house at 1080 Clifton Road cannot be removed or remediated to the extent necessary to permit the current structure to serve as a basis for a renovated house.

Sworn to and subscribed before me, this 16th day of April, 2026.

Notary Public

My Commission Expires 5/24/2029

ELI TERCERO
NOTARY PUBLIC
Union County
State of Georgia
My Commission Expires May 24, 2029

John Rimondi
404-392-4075
Certification#2264,The Environment Institute
1841 West Oak Parkway, Suite F
Marietta, Ga 30062



EXHIBIT 3

AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HALL

Personally appeared before me the undersigned authority, Nathan Gooch, who after being duly sworn stated as follows:

1. My name is Nathan Gooch and I am currently the owner, operator and CEO of GoochBC. Since 1991 GoochBC (Gooch) and its predecessors have been in the business of providing Third Party Building Inspections to local government authorities throughout the state of Georgia. Gooch was founded by my father, and I began working for the Company in 1993. As of today, Gooch has performed inspection services for over 85 local authorities, including Dekalb County, Georgia. The principal licensed structural engineer employed by Gooch is Michael Cooper. Mr. Cooper has a Master of Science in Civil Engineering degree from Georgia Institute of Technology and has been a structural engineer licensed by the State of Georgia since June 3, 2004.

2. Since at least 1996, Third Party Building Inspections in Georgia have been governed by Ga Code Section 8-2-26 which authorizes local governments to approve and work with private architects and engineers to conduct building inspections required by the building codes of the state of Georgia and local governing authorities. Code Section 8-2-26 goes on to require that inspectors must be qualified engineers or architects, independent of builders and approved by the local authority. The code section also requires that reports by Third Party Inspectors be stamped and signed by a licensed professional engineer. In performing inspections under this statute Gooch has specialized in conducting inspections of foundations and framing. Furthermore, with respect to Dekalb County, Georgia, I am not aware of any circumstances where Dekalb will accept and rely on a report from a licensed structural engineer that is not both signed and stamped.

3. On April 2 and June 5, 2026, Mr. Cooper and I performed an inspection of the foundation and framing of a house located at 1080 Clifton Rd. in Dekalb County, Georgia. We were informed that the house had been originally constructed in 1929. The style of the house was Tudor in nature with a brick exterior extending over 30 feet high at its peak. The framing was conventional wood framing systems, and the foundation was a “pillar foundation” typical of the era in which it was built. The “pillar” foundation in the house at issue was comprised of three different components: (1) the perimeter foundation supporting the plate and exterior framing (2) steel columns on independent footings spaced from the front to the back of the house and supporting the first floor interior framing, and (3) 8’ high CMU block walls in the basement further supporting the first floor interior framing. With regards to the framing, there was no sheathing or insulation between the brick and the exterior wood framing. Also consistent with the era of construction, the exterior face of the wall studs was clad with 1” x 6” wooden slats attached in a diagonal configuration, providing some degree of lateral reinforcement to the structure, albeit much less than is required by current code. It was further found that no hardware is present securing the brick facade to the exterior framing. Structurally, the brick and the exterior framing behind the brick were in extremely degraded condition as the result of water exposure and a restricted aeration due to having been covered by the mentioned ivy growth for an extended period of time. Similarly, the foundation around the perimeter of the house was in a compromised condition as the result of water exposure that had been caused by the absence of

any modern drainage system along the foundation such as a toe-drain, as well as numerous points of water entry via cracks in the foundation. Of particular significance, over 30% of the left front of the house was covered in ivy from the foundation to the peak of a gable over 30 feet above the ground. Ivy on brick and mortar is a well-known source of water damage which results in rot and mold to the framing behind it. Considering these findings, it became apparent that from the foundation and exterior framing both lack the structural integrity needed for any course or repair to be an appropriate course of action.

4.Based on the inspections conducted, GoochBC was requested to provide answers to the following questions: (1) can the current foundation be feasibly repaired to the point that it could support a rehabilitation/renovation of the house? If no, why? (2) can the current foundation supporting the front facade of the house be feasibly repaired to permit a demolition of the house while maintaining the front facade? If no, why? (3) can the concrete basement floor and the footings for the steel columns and CMU walls be feasibly repaired so that they can serve as a foundation for a renovated house. If no, why? In sum, the answer to each of these questions is NO and the reason why is set forth in the following three paragraphs.

5. The “pillar foundation” is not compliant with the current building code and it cannot be sufficiently repaired to bring it into compliance. As a beginning point residential foundations in Dekalb County are required to meet the specifications set forth in Chapter 4 of the Georgia Residential Code. Within Chapter 4 are basic requirements for: (1) the “soil” on which the foundation sits; (2) the “material” contained in the foundation; (3) the size depth and makeup of the “footings” for the foundation; (4) the makeup of any “retaining walls”; (5) “drainage” from the foundation; (6) “waterproofing” the foundation; (7) the structure of any “columns” used in the foundation; and, (8) “ventilation and moisture control”. The current foundation, being almost 100 years old, complies with virtually no parts of the current code. And while some elements could be repaired so as to comply, such as drainage and moisture control, certain fundamental elements cannot be made to comply without completely rebuilding the foundation. One example involves the soil on which the foundations and footings for each component of the “pillar foundation” bear. Testing borings were drilled through the basement slab floor to assess the soil supporting the footings for the steel columns and CMU block wall. It was discovered that not only is the slab deficient and substandard in its thickness, but the underlying soils lack the composition, density and bearing capacity to perform as needed for the subject structure. Similarly, the brick facade on the southeast corner of the house had cracked and shifted. An examination of this issue revealed that the exterior foundation had sunken because of the movement of the soil below that part of the exterior foundation. Repairs and remedial systems designed to overcome the deficient soil conditions do exist but are highly cost prohibitive and typically reserved for projects in which all other fundamental structural elements are in good enough condition to warrant undertaking such an expensive repair for the deficient element. Another example involves the footings for each of the elements of the “pillar foundation” (the exterior foundation, the steel columns and the CMU wall). None of the current footings meet code and are cost prohibitive to be repaired in a manner that will satisfy the requirements of current codes and standards. As with the soil issues, the most reasonable method of repair is to demolish and build anew. In summary, the home lacks sufficient beneficial elements to justify the costs associated with repairing and bringing up to modern code and safety standards, the high number of deficient elements, such as the poor soils, substandard footings and walls, and a litany of water-related issues and the damages mediated thereby.

6. The current foundation supporting the front facade of the house cannot be feasibly repaired to permit a demolition of the house while maintaining the front facade. There has been significant settling and movement in the foundation along the front of the house. This has

resulted in the front facade of the house no longer being plumb. In fact, the front facade of the house has a 4" to 6" bow in the middle of it and the foundation has settled on the southeast corner resulting in cracks in the brick facade.

7. The concrete basement floor and footings for the steel columns and CMU walls cannot be feasibly repaired if for no other reason than they are sitting on soil that does not come close to satisfying code. The CMU walls and the steel columns support the first-floor framing and are critical to stability and structure of the house. The basement concrete floor itself contains no structural elements and is only 2" to 3" thick.

8. In conclusion, any attempt to use the existing foundation, even with repairs, in a renovation of the house will be met with failure.

9. FURTHER AFFIANTS SAYETH NOT

NOTARY PUBLIC

JOY C COOPER
Notary Public - State of Georgia
Rockdale County
My Commission Expires May 3, 2027

Nathan Gooch
CEO GoochBC

Michael Cooper
Licensed Structural Engineer
GoochBC

EXHIBIT 4

SPARTAN HOME INSPECTIONS LLC
4708844199
spartaninspectionsga@gmail.com
https://www.spartanhomeinspectionsllc.com



RESIDENTIAL REPORT

1080 Clifton Rd NE
Atlanta, GA 30307

Robert Buckler
04/23/2026



Inspector
Lee Towne
InterNACHI Certified
4708844199
spartaninspectionsga@gmail.com

TABLE OF CONTENTS

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RECOMMENDATION



SAFETY HAZARD

SUMMARY

2.2.1 Exterior - Siding, Flashing & Trim: Cracking - Major

2.2.2 Exterior - Siding, Flashing & Trim: Warping/Buckling

3.3.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Structural Damage

1: INSPECTION DETAILS

Information

Occupancy
Vacant, Utilities Off

Type of Building
Single Family

Style
Multi-level

Weather Conditions
Hot, Clear, Dry

Temperature (approximate)
86 Fahrenheit (F)

2: EXTERIOR

Information

General: Inspection Method
Crawlspace Access

Siding, Flashing & Trim: Siding Material
Brick Veneer, Brick

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

CRACKING - MAJOR

FRONT FACADE

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified structural engineer.





2.2.2 Siding, Flashing & Trim

Recommendation

WARPING/BUCKLING

FRONT FACADE

Brick was warping or buckling in areas. This is often as a result soil shifting as home ages and possible footers moving/shifting. Recommend a structural engineer to assess further.

Recommendation

Contact a qualified structural engineer.



3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access, Visual

Deficiencies

3.3.1 Wall Structure

Safety Hazard

EVIDENCE OF STRUCTURAL DAMAGE

FRONT FACADE

Evidence of structural damage was found in the wall structure due to multiple areas of termite damage throughout the entire front wall of the home. Recommend a structural engineer evaluate and advise on how to repair.

Georgia Structural Pest Control License SP18586 HPC, WDO

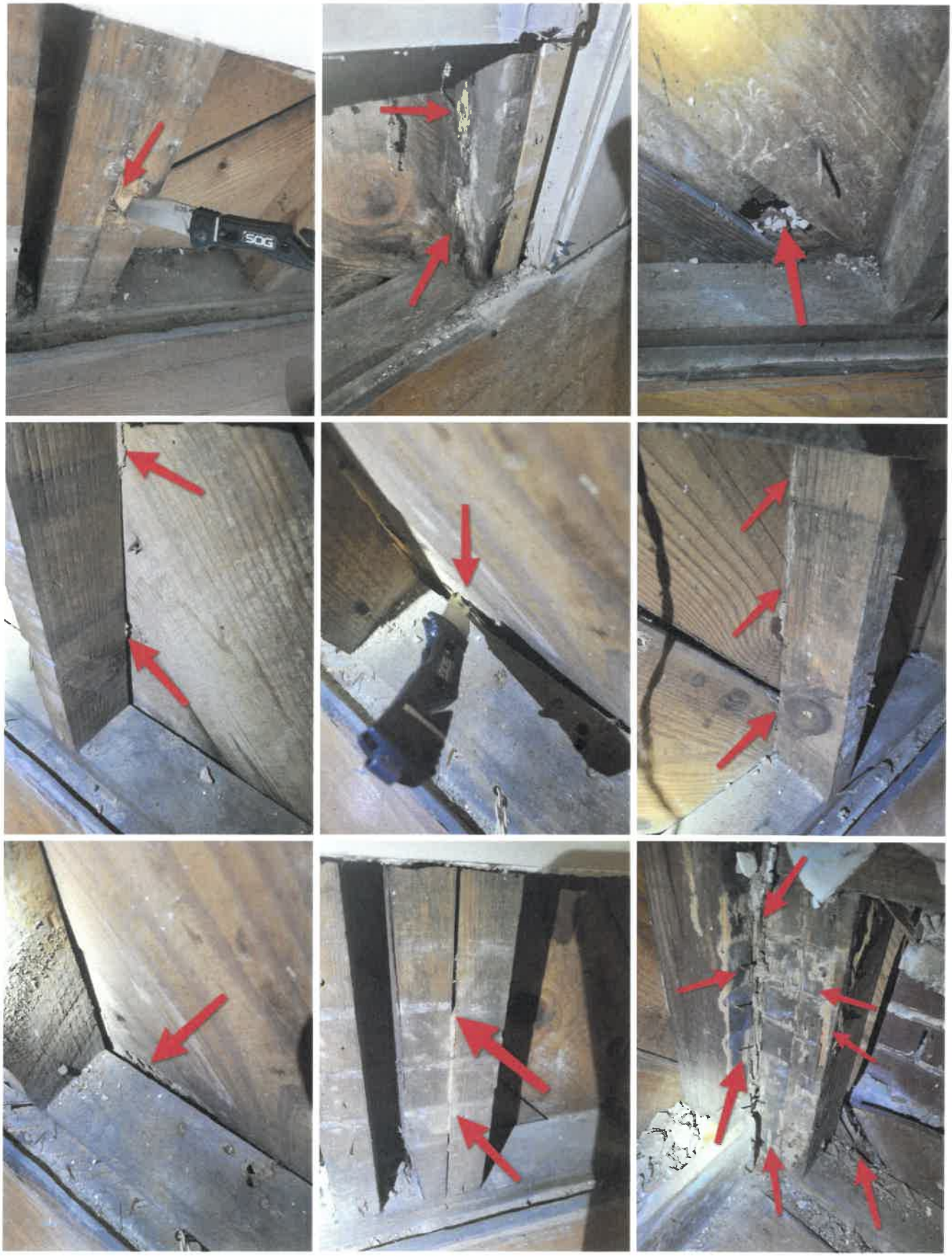
Recommendation

Contact a qualified structural engineer.








SOG





STANDARDS OF PRACTICE

Inspection Details

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

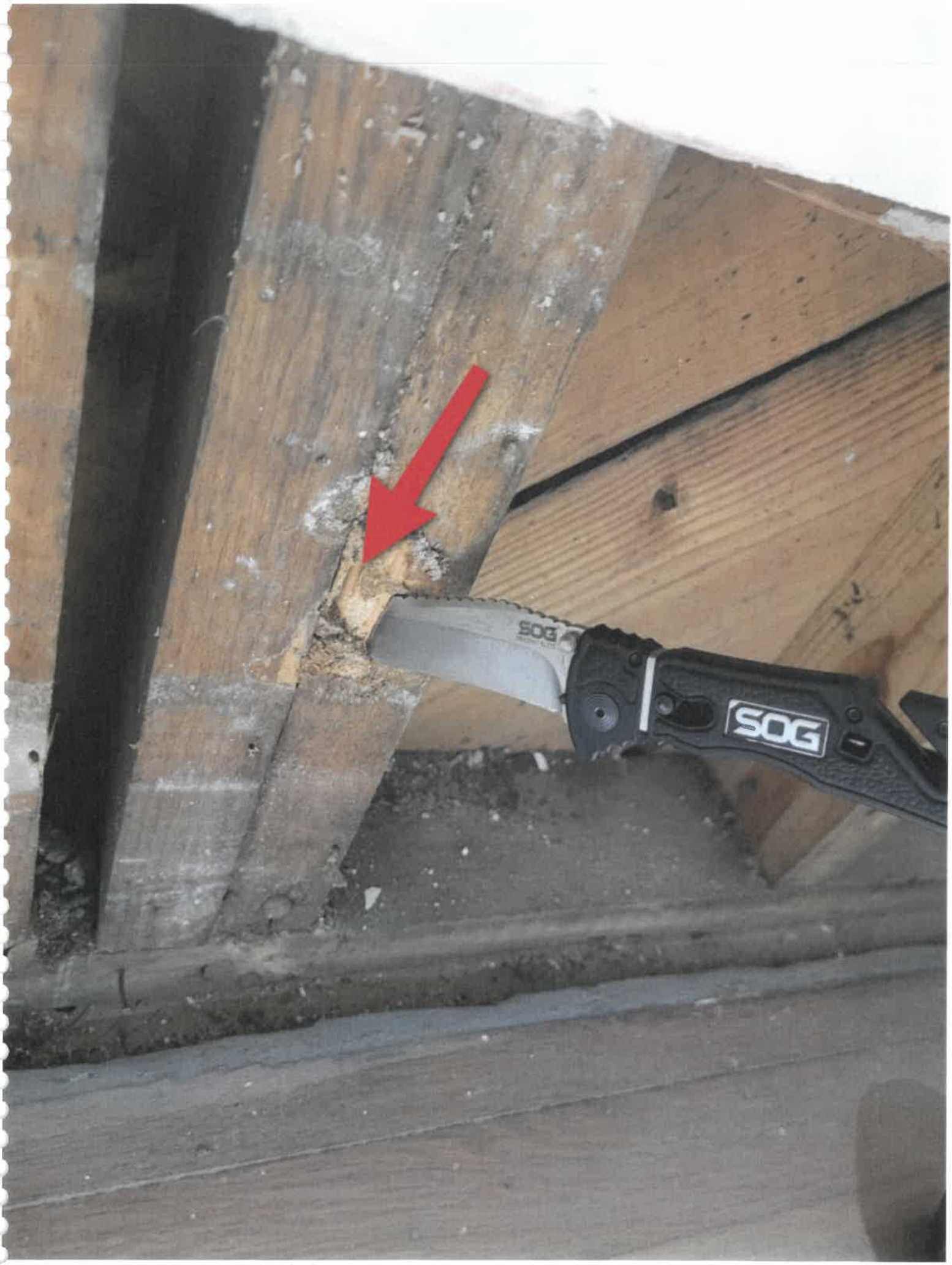
Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.



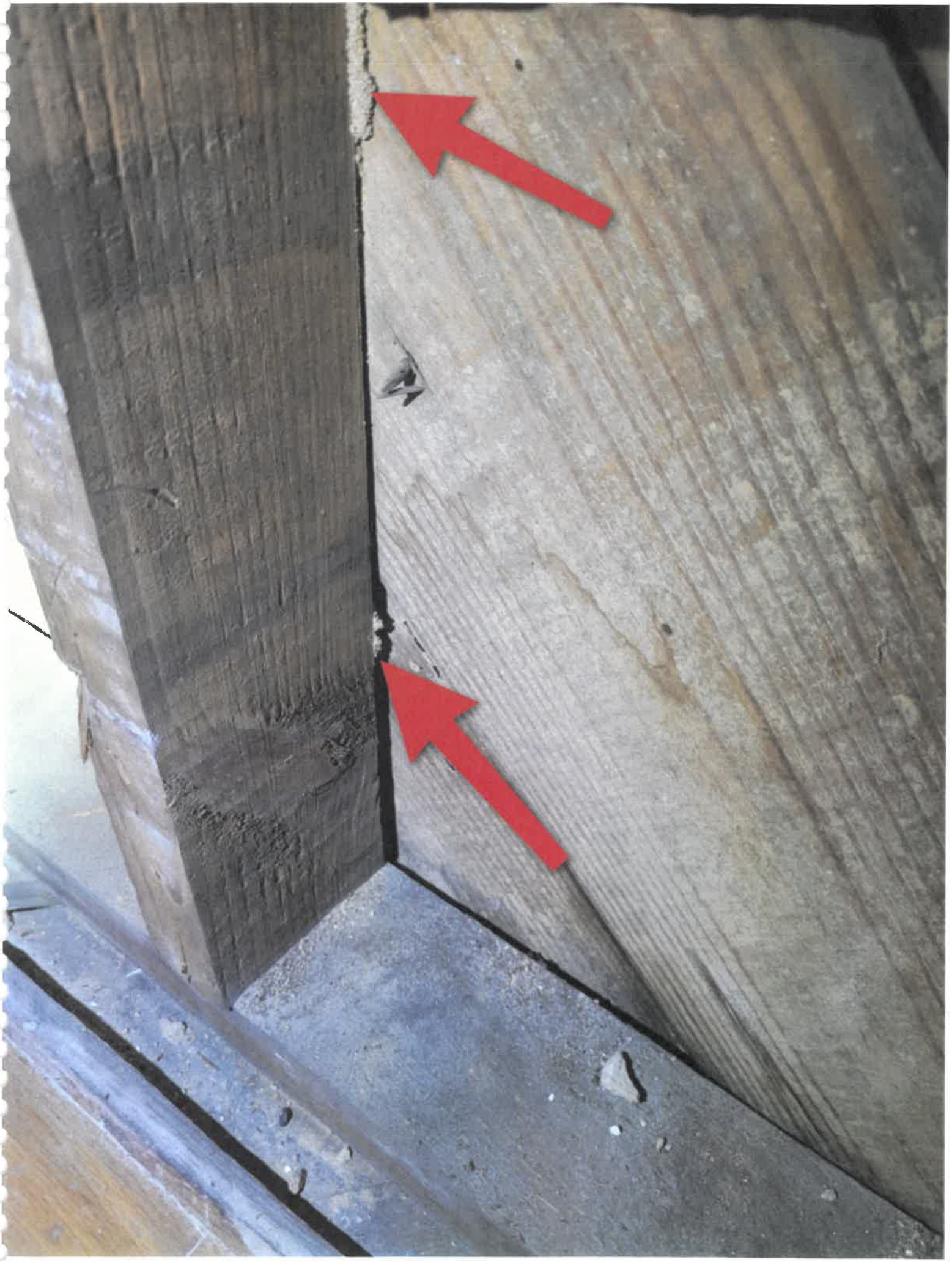


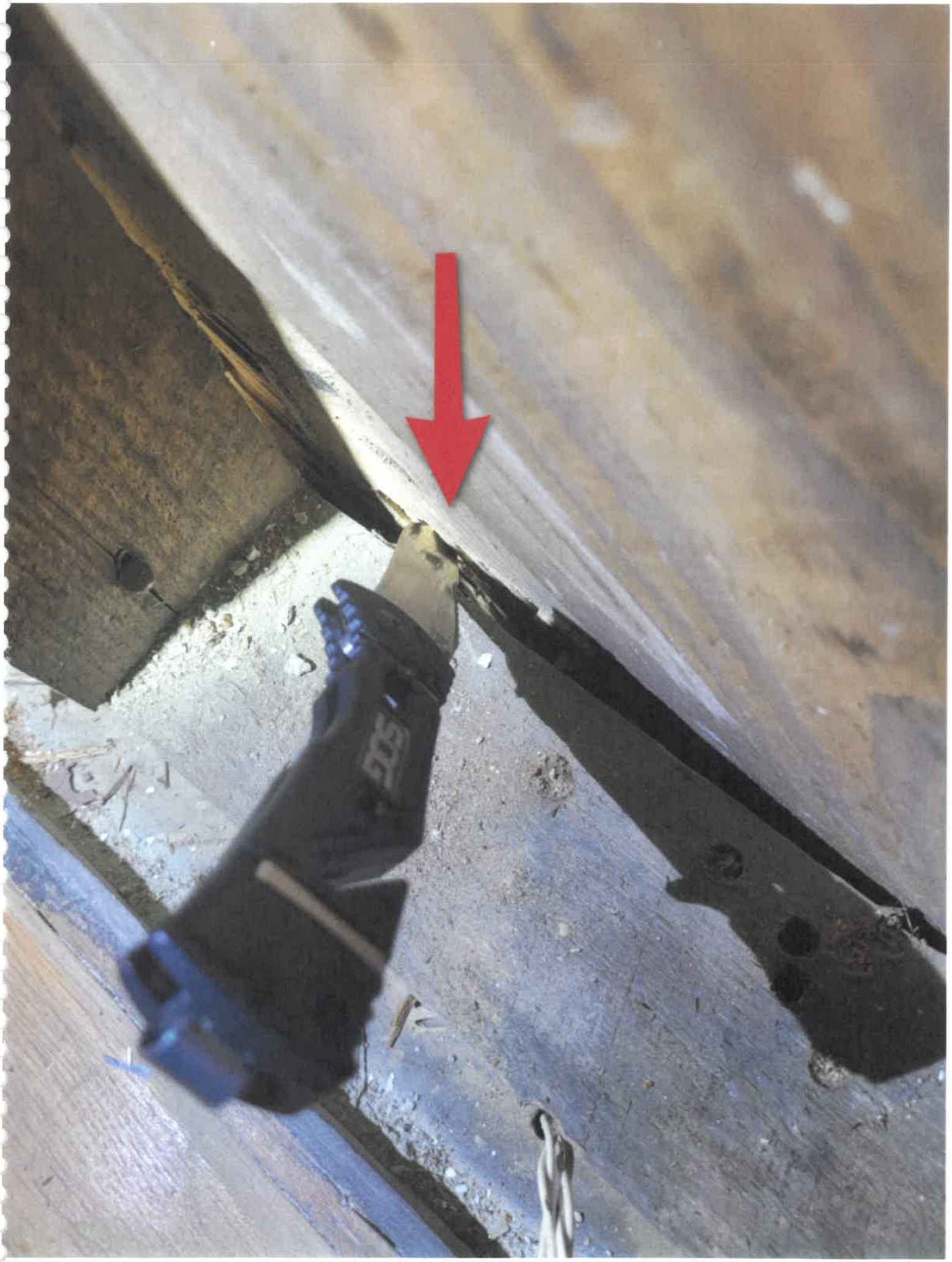


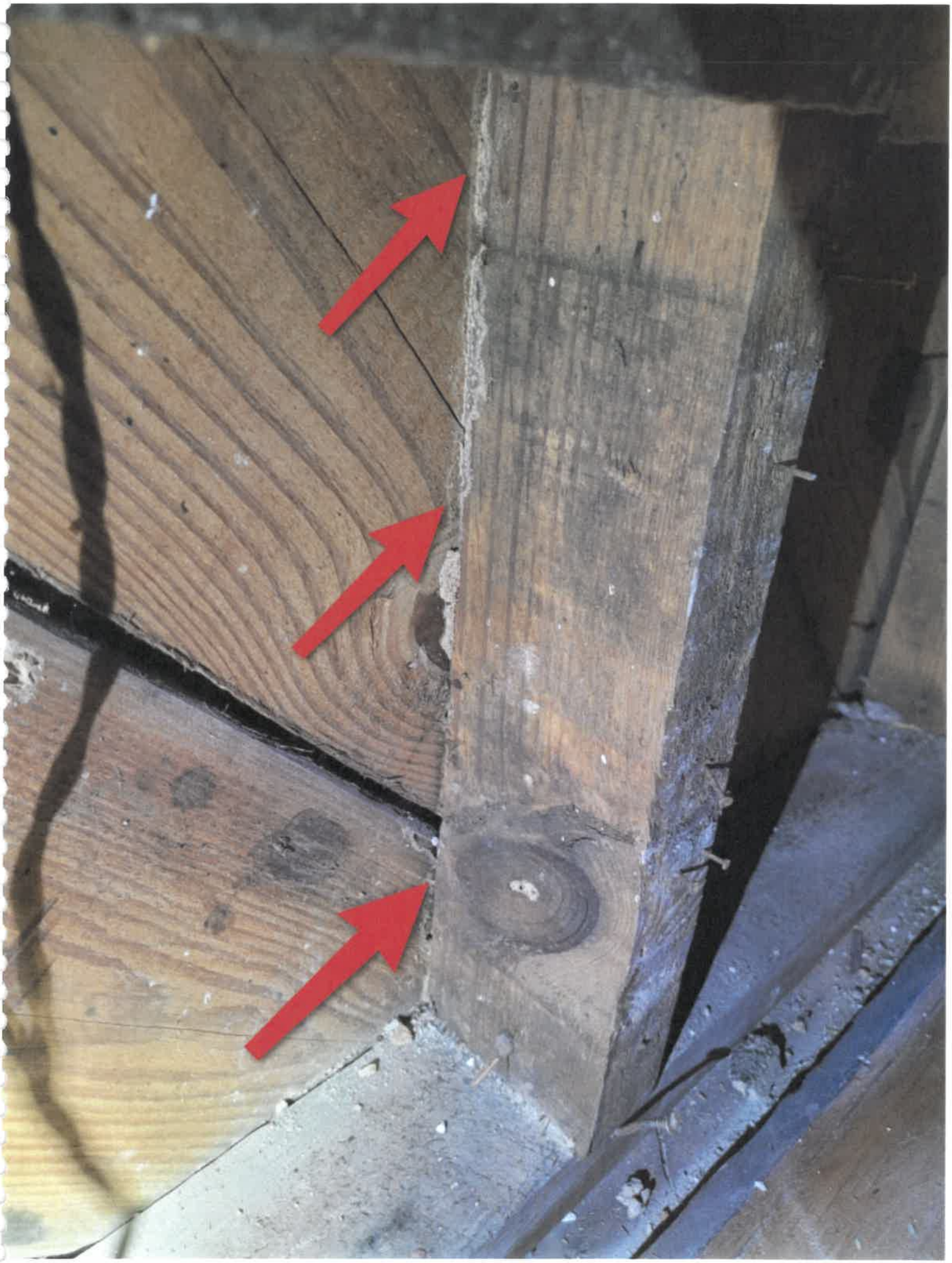

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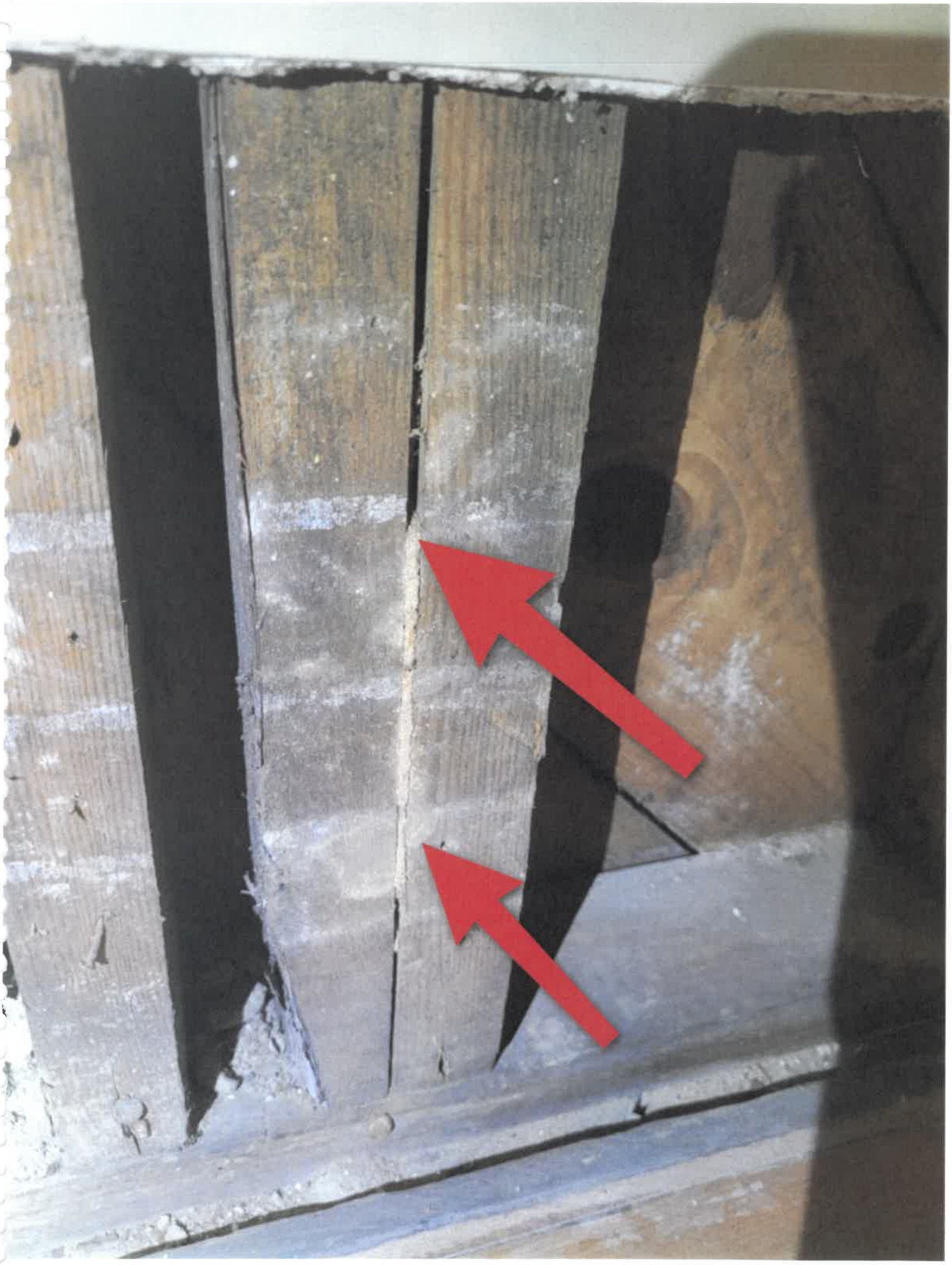












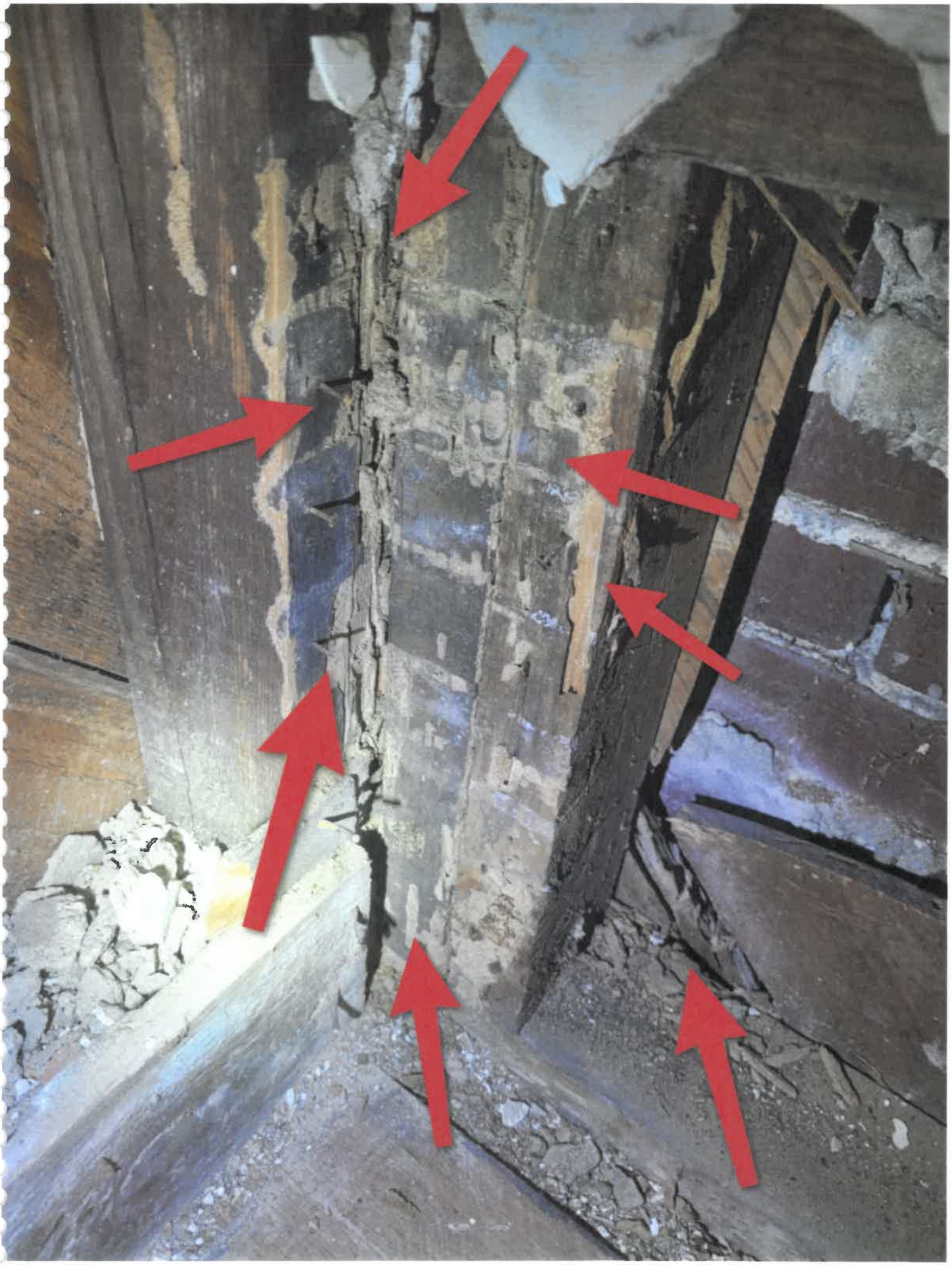






EXHIBIT 5

AFFIDAVIT

State of Georgia
County of

Personally appeared before me the undersigned authority, Michael Ladisic, who after being duly sworn stated as follows:

1. My name is Michel Ladisic and for the last 25 years I have owned and operated Ladisic Fine Homes as a builder and renovator in the large residential home market, principally in and around Atlanta, Georgia. My educational background is that I have an undergraduate degree from Washington & Jefferson College and a J.D. from Wake Forest University. My combined legal and construction experiences have provided me a unique insight from which to evaluate the state and local laws and rules governing the construction and renovation of houses and to determine the economic feasibility of particular projects;

2. In the matter at hand, i was asked by the owner of a house located at 1080 Clifton Road, Atlanta, Georgia to determine the feasibility (in particular the economic feasibility) of renovating that house, while maintaining the front facade of the house, given it's presence in an historic district of Dekalb County , Georgia. After having physically inspected the structure and having reviewed a structural analysis of the structure prepared by William Train, a structural engineer licensed by the State of Georgia, it is my professional opinion that it is not possible, much less economically feasible, to renovate the house using the existing structure as a basis for the renovation. At a minimum, any attempt at such a renovation would require a new foundation, sill and framing, brick and mortar cladding and roof for the front facade of the house. The basis for my opinion is as follows:

3. The existing foundation is noncompliant with the Dekalb County Building Code and cannot be reused. To meet current code the foundation would have to be renovated to meet present code requirements for such things as (1) footing size and depth; (2) reinforcement; (3) verified soil bearing capacity; (4) waterproofing and drainage, and (5) anchorage and uplift resistance. In sum a renovation of the existing foundation is not possible given its current condition. As a result, any renovation of the current structure would necessitate lifting or dismantling substantial portions, if not all, of the existing structure so that the current foundation can be completely replaced. Such a process would result in a failure of the masonry veneer and adjoining wood framing. Given the poor state of the brick and masonry cladding and the lack of any modern appliances for securing the brick to the framing and sheathing, any lifting of the house would result in a cascading failure of the brick exterior;

4. The wood framing, in particular the sill plate, is so damaged by water and mold that the entire sill plate would have to be replaced, as would most of the exterior framing. Like any repair or replacement of the foundation, replacing the sill plate would require a lifting of the structure. For reasons heretofore stated, lifting the house is impossible without there being a resulting failure of the exterior of the structure;

5. Finally, any attempt to renovate the house while maintaining the front exterior of the house is pure and simply not economically feasible. To renovate the house while maintaining the facade would still require bringing the house into compliance with the current Dekalb

County and Georgia Building Codes. The end result would be a significant material increase in the cost of the renovated home, as compared to a demolition with new construction that replicates the current facade. Any attempt to renovate the existing structure would not be economically feasible. The difference in costs to renovate it versus demolish and build new would easily be 10-20% higher.

6. In conclusion, given its current condition, the house simply cannot be renovated utilizing the current existing structure. Furthermore, any attempted renovation of the existing structure, as compared to a demolition and new construction, is not economically feasible.

Subscribed to and sworn before me this 3rd day of June, 2026

NOTARY PUBLIC

Michael Ladisic

MATTHEW JOSEPH TRAHAN
NOTARY PUBLIC
FULTON COUNTY, GA
MY COMMISSION EXPIRES
SEPTEMBER
28
2029

From:	Rich Brasher
To:	Paige V. Jennings
Cc:	Harriett Lane; Sharon Day; Rich Brasher
Subject:	06-15-2026 HPC Agenda, Item K - 1080 Clifton Road
Date:	Friday, June 12, 2026 2:20:44 PM

Good Afternoon Paige -

On behalf of the DeKalb Land Use Committee of DHCA, and the DHCA Board, I wish to register concurrence with the Staff recommendation and opposition to the demolition of the historic home located at 1080 Clifton Road, and included as Item K. for the June 15, 2026 HPC Agenda.

Our position of opposition is as follows:

The “Design Manual for Druid Hills Local Historic District”. Section 7.3.3 Demolition and Relocation lists five guidelines regarding the demolition of historic homes, incorporated here by reference.

Generally, DHCA's perspective is: 1) preservation and restoration of the existing home, 2) preservation of the street-facing facade, while allowing expansion and/or new construction to the rear of that facade, and 3) demolition may be allowed only if rehabilitation of the existing structure is deemed to be infeasible.

In this case, we cite the current real estate listing for the existing home that notes, "If you've got any interest in creating your custom forever home right on the Druid Hills Golf course, here's your chance. The architectural details of this historic home are stunning; from the limestone accents to the slate roof, to the arched doorways and built in phone boxes, this 1929 gem is ready to be brought into the 21 st century."

We agree with this suggestion. The possibility of demolition and new construction is not expressed.

Given DHCA's role of advocacy and historic preservation on behalf of the community we serve, the DHCA Board request denial of this application for demolition, the denial of the proposed new construction that widely diverges from the refined character of the existing home in favor of incompatible massing and a diversity of building materials. Instead, we support the preservation of the facade and restoration or new construction to the rear of the facade to create the home articulated in the advertised real estate offering."

For reference:
https://www.zillow.com/homedetails/1080-Clifton-Rd-NE-Atlanta-GA-30307/461831114_zpid/

"If you've got any interest in creating your custom forever home right on the Druid Hills Golf course, here's your chance. The architectural details of this historic home are stunning; from the limestone accents to the slate roof, to the arched doorways and built in phone boxes, this 1929 gem is ready to be brought into the 21 st century."

Thank you for the opportunity to register our position.

Sincerely,
Rich Brasher
Chair, DHCA DeKalb Land Use Committee

--

Rich Brasher, PE, AICP

1895 Edinburgh Terrace NE

Atlanta, GA 30307-1111

Telephone: 760-936-3248

Email: brasherrich@gmail.com

Website: www.richbrasher.com

June 12, 2026
To: Paige Jennings and Historic Preservation Commission Members
Re: 1080 Clifton Road, Application for Certificate of Appropriateness

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

I am writing in opposition to Robert Buckler's application to demolish 1080 Clifton Road and replace it with a non-historic house. Here are my reasons:

1.) As stipulated in the Design Manual, "demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare require the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district." (7.3.3, page 75)

2.) I respectfully disagree with the applicant's prior claim that "there is no particular or special historical or architectural value to the residence." The existing house fits in very nicely with surrounding and neighboring houses and most neighbors consider it "charming."

3.) While I have never been inside 1080 Clifton, having been active in the neighborhood for 30 years, knowing many neighbors, I am aware that most of the houses built around the same time period (late 1920's), including mine and one I manage for a neighbor, have needed structural, water-proofing, and other repairs. Structural engineers, civil engineers and architects have informed us that homes in our neighborhood that were constructed at that time were built much better than homes built over the last 80 years, that they "have very good bones," and that almost all are worth renovating.

4.) DeKalb County's real estate records list 1080 Clifton Road as being in "Average" condition, not "Poor."

5.) The applicant sites mold as one reason to demolish the house. Many of our homes have had mold that we were able to have removed, and the same can occur with 1080 Clifton.

6.) With having easy to access basements and crawlspaces, contractors have found structural reinforcing and mold elimination quite doable.

I urge you to continue supporting historic preservation in Druid Hills by voting against the demolition of 1080 Clifton.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 Clifton Road, Atlanta, GA 30307

From:	Plansustain
To:	Chris Leeth; Paige V. Jennings
Cc:	Melanie B Leeth
Subject:	Re: Historic Preservation Commission Agenda Item K. 1080 Clifton Road--June 16. 1026
Date:	Monday, June 15, 2026 7:29:28 AM
Attachments:	Outlook-xtjsstzz.png

Greetings.

Your email has been copied above to Paige Jennings, Sr. Planner for HPC.

Thank you.

ATTENTION - NOTICE REGARDING SHORT-TERM RENTALS:

If you are applying for a Short-Term Rental license, **do not** utilize the County's ePermitting system.

The official Short Term Rental application process launched on May 20, 2026, and is available at the following link: https://portal.deckard.com/ga-dekalb-str-portal

Visit the Engage DeKalb Short-Term Rental webpage for updates, ordinance information, FAQs, and implementation details: https://engagedekalb.dekalbcountyga.gov/short-term-rental

DeKalb County Planning & Sustainability Department
Government Services Center
178 Sams Street, Decatur, GA 30030
(404) 371-2155
Planning and Sustainability | DeKalb County GA

Click here for **Permit Status** DeKalb County Permit Tracker
Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/
Click here for **Zoning Map** DeKalb County Parcel Viewer



From: Chris Leeth <chrisleeth@gmail.com>

Sent: Friday, June 12, 2026 10:14 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: Melanie B Leeth <MBLeeth@imlay.net>
Subject: Historic Preservation Commission Agenda Item K. 1080 Clifton Road--June 16. 1026

Dear Sir or Madam of the Historic Preservation Commission,

My name is Chris Leeth. I own and occupy 1807 E Clifton Rd NE, Atlanta, GA 30307. From my driveway I can see the subject property and house, thus I clearly live in the area of influence. For several years I chaired the Historic Preservation Committee for the Druid Hills Civic Association and thus am conversant with the ordinance and guidelines.

Unfortunately, I am traveling during the HPC meeting and cannot attend. However, I want to voice my strong objection to the demolition of the subject main structure and support staff's report denying demolition. More specifically I would like commissioners to carefully consider the guideline regarding the Design Review Objective: 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. Clearly demolition and the new construction proposed will have a profound effect on the character of the structure and the area of influence.

Furthermore, I would also reiterate staff's citation of guideline 7.3.3 Demolition and Relocation stating: 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.

Finally, I also am familiar with Mr. Daughdrill's work. Work that has been ongoing for decades within the District and feel confident in saying that he knew what he was "getting into" when purchasing the property. I can say with certainty that he knows the ordinance and guidelines well. This, because he was the primary author of the legal argument (upheld in Court) that once a property no longer has a historic structure on it, it is no longer within the purview of the HPC but the Planning Commission--a glaring defect in the Historic Preservation Ordinance that ultimately was exploited to allow the non-historic intrusion into the District known as Clifton Ridge.I would urge the commission to be aware of this possibility and not allow a repeat of such.

Finally, the engineering report is unequivocal: this property is remediable and needs nothing more than a little tender loving care (typical of most of the structures within the Distric)--not demolition.

If you have any questions or concerns, please feel free to contact me at this email address.

Chris Leeth

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

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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**).

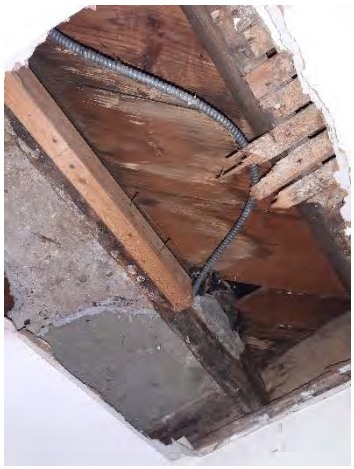


Photo 16
Damage at 2nd Floor Framing



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

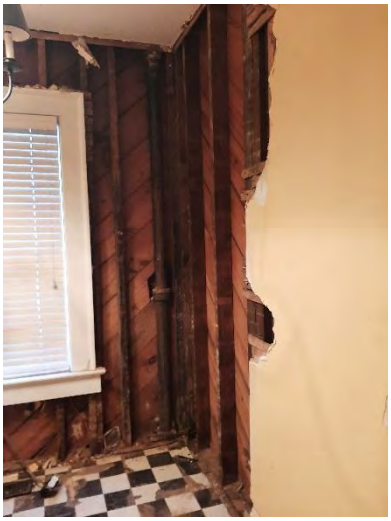


Photo 22
Breakfast Nook Wall Framing



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**.

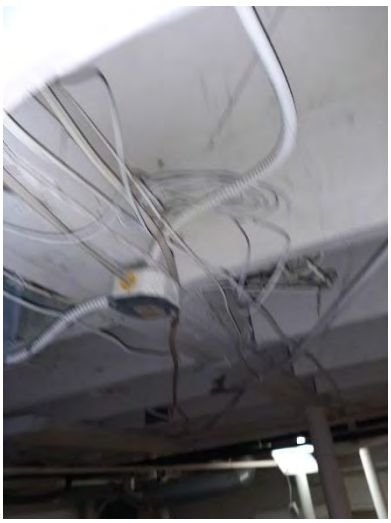


Photo 25
First Floor Framing



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

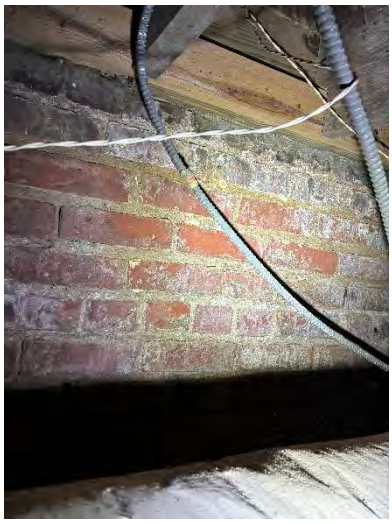


Photo 35
Exterior Wall at Crawlspace

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

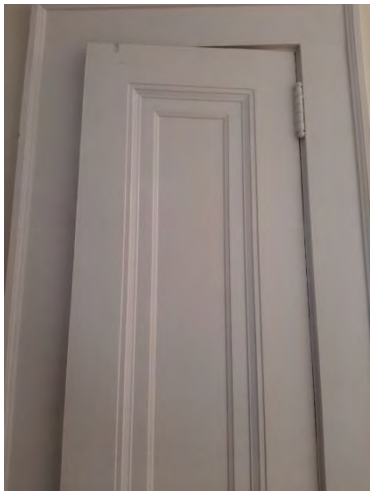
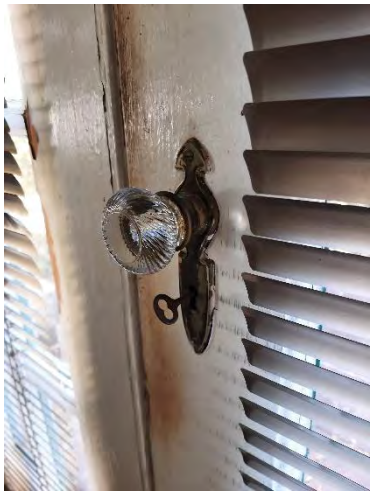
1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears 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

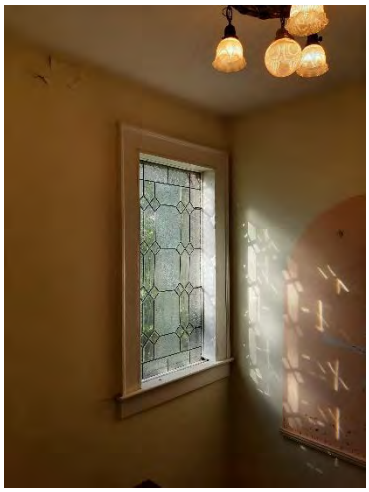
1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation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



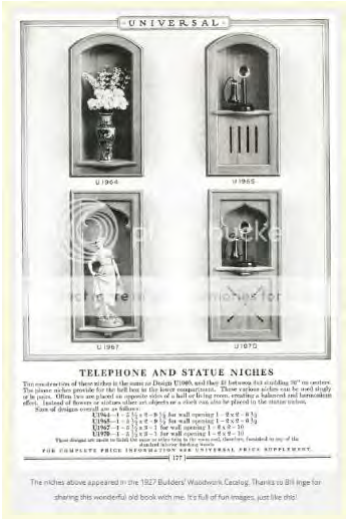


d. Coal chute doors




e. Phone niche





f. Tile





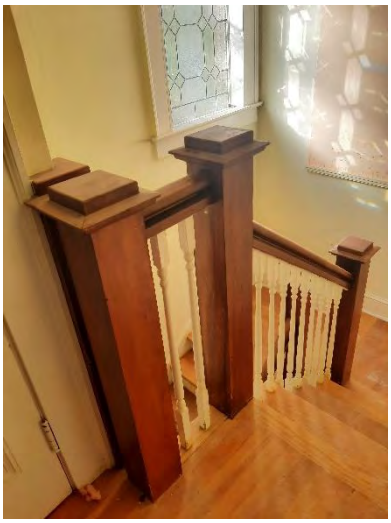


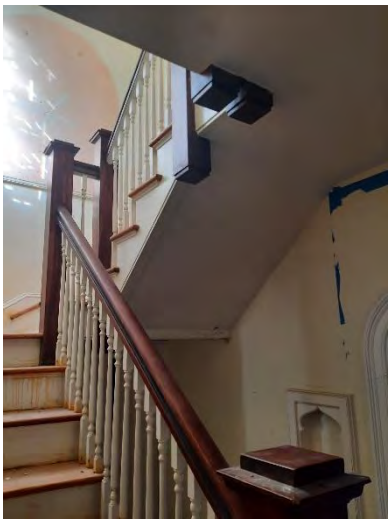
g. Fireplace



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

i. Stair



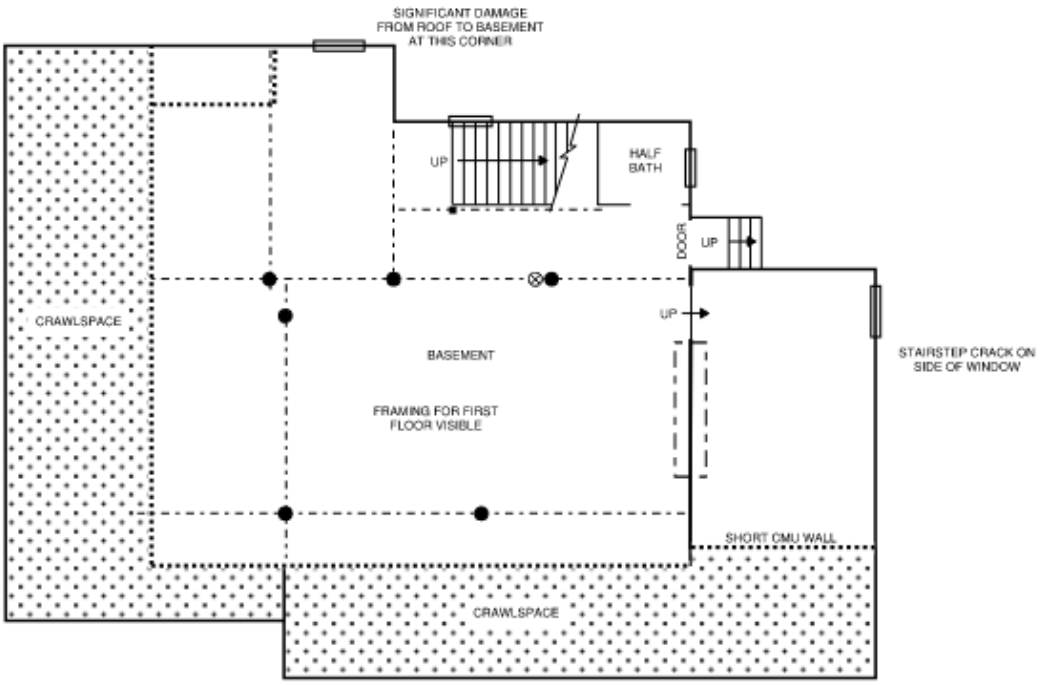




j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

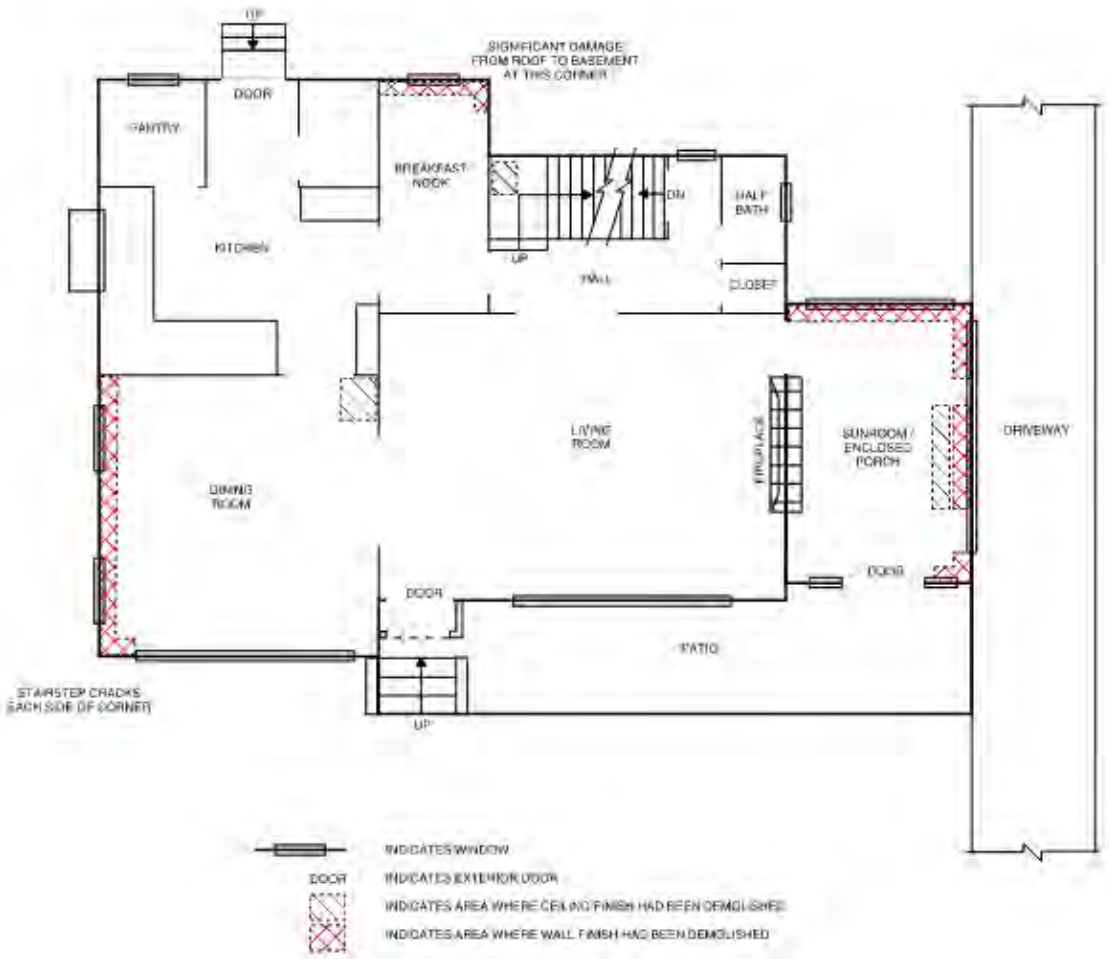
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

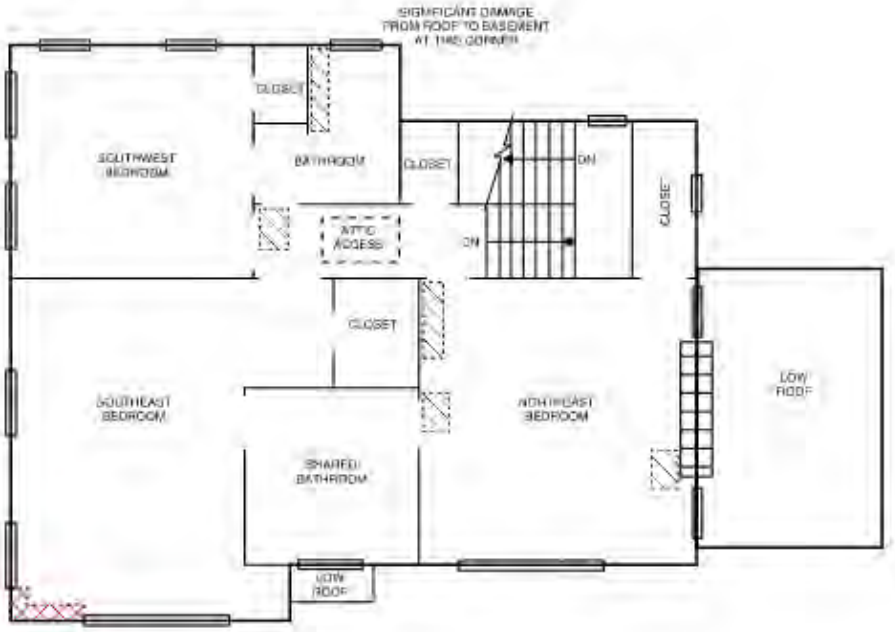
NORTH

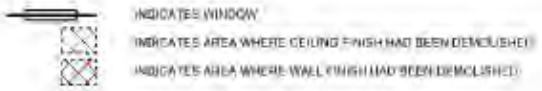


ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH

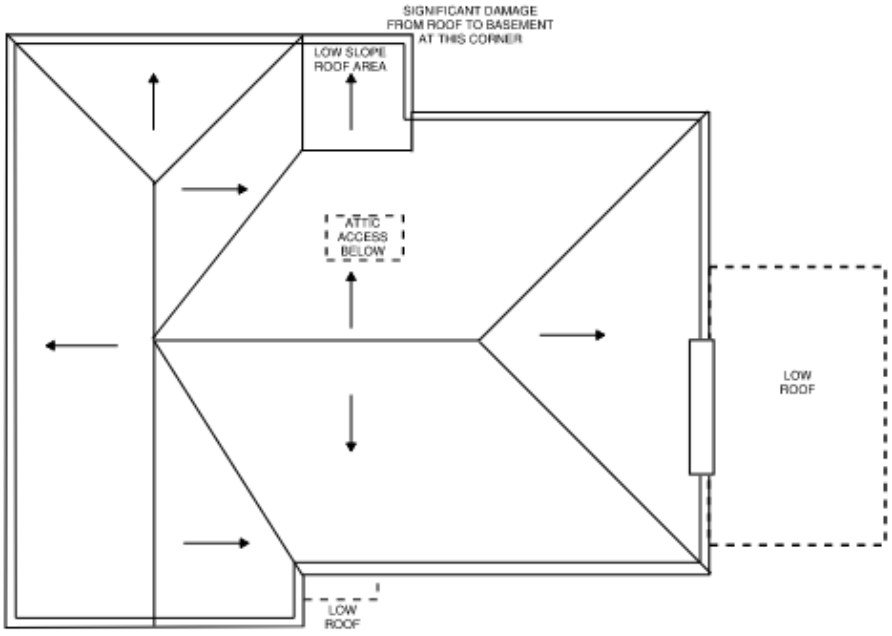




ALL LOCATIONS / SIZES ARE APPROXIMATE

SECOND FLOOR PLAN
(NOT TO SCALE)





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



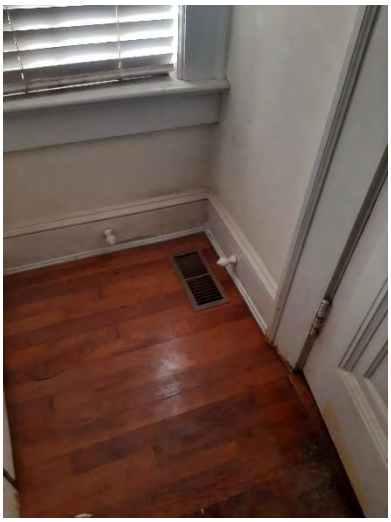
Basement



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

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.

6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

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.

6.1.3 Entrances and Porches (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

6.1.3 Entrances and Porches (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.

6.1.3 Entrances and Porches (p53) Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.

6.1.3 Entrances and Porches (p54) Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

6.1.3 Entrances and Porches (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.

6.1.4 Windows (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

6.1.4 Windows (p55) Guideline - The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be able to be removed at a later date, thus guaranteeing sensitive placement. Interior storm windows are recommended as an alternative to the usual exterior application. Replacement windows, if using insulated glass, should have either true divided lights with muntins no larger than the original or false muntins applied to the exterior and interior (not just snap-on). These windows are now available at reasonable cost.

6.1.5 Roofs, Chimneys, and Dormers (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater that most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

6.1.5 *Roofs, Chimneys, and Dormers* (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.

6.1.6 *Foundations* (p57) Guideline – Work involving foundations should, to the extent possible, preserve original appearances and materials. The primary issues in Druid Hills will be repair and maintenance and the application of inappropriate surface treatments such as stucco (see guidelines under *Section 6.1.1 Exterior Materials*). Where additions are made to houses with granite foundations, the addition's foundation may use a veneer stone if it matches the existing in color, pattern, and mortar.

6.1.7 *Gutters* (p58) Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.

6.1.8 *Gutters* (p58) Guideline - New downspouts should be along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.

6.2 *Mechanical Services* (p58) Guideline - The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation (front) of a building should not be disrupted by the addition of mechanical services.

6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.

6.4 *Adaptive Use* (p59) Guideline - A dwelling converted to a non-residential use must retain its historic architectural integrity and residential character.

6.5 *Health and Safety Code Compliance* (p59) Guideline - Compliance with health and safety codes and handicapped access requirements should be carried out with a minimum of impact to the historic character of community institutional buildings. Adding handicapped ramps is a common issue. Placement of new ramps should be done so as to minimize visual impact to the building, particularly the principal elevation (front) of the building.

6.5 *Health and Safety Code Compliance* (p59) Recommendation - Necessary access ramps on the front facade should be constructed in such a way that they can be removed without damage to the facade.

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.

6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)

~~*6.8* *Exterior Colors* (p60) Recommendation - Homeowners considering painting their homes are encouraged to determine the range of paint colors and techniques applicable to the particular architectural period of their property so that a proper choice might be made. The placement of different colors on a house (i.e., the primary color as well as trim colors) is also of critical importance.~~ (Replaced 6-18-2018)

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) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

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.

8.1 *Open Space and Parkland Preservation and Conservation* (p77) Guideline - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.

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.

8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - All construction within the Druid Hills Local Historic District should follow a 75' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."

8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.

9.1 *Original Subdivision Forms* (p81) Guideline - Elements of the original layout to be retained include lot layouts for public and private spaces and the alignment of streets, drive, walkways, and streetscape profiles.

9.2 *Traditional Streetscape Profile: Sidewalk Widths* (p81) Guideline - In most cases, sidewalks to be repaired or new sidewalks to be added within the local historic district should be 4' wide.

9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Guideline - Tree planting strips should be retained for that purpose only and should be a part of all new development.

9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Recommendation - The available space within the tree planting strip, which varies from 4' - 8', will determine the most appropriate type of tree to plant. The mature size of trees should be a major consideration. Oaks and maples are the types of trees most suitable for the more spacious locations. Dogwoods, redbuds, and crape myrtles are most suitable for the more narrow spaces.

9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Recommendation - In locations containing large hardwood trees, such as oaks and beeches, where the intent is to retain this type of established tree groupings, special accommodations will be necessary. Techniques to consider in expanding limited planting zones include: (1) using porous pavers in place of non-porous concrete paving for the sidewalk, which allows penetration of water to tree roots; or (2) a re-alignment of the existing sidewalk away from the base of the tree are techniques that will allow the trees maximum growing space.

9.2 *Traditional Streetscape Profile: Granite Curbs and Stone Gutters* (p82) - Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants

have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

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 added 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.

9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.

9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.

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.

9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

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.

9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
2) Compare the existing landscape with the documented historic landscape;
3) Identify any features that are part of the historic landscape;
4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
5) Identify site needs, develop a program for the site (circulation versus planting zone); and
6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

9.8 *Signage Within Residential Areas of the Local Historic District* (p92) Guideline - Signage is incompatible with the residential character found in most areas of the local historic district. Permanent signs are prohibited in residentially-zoned areas. Public signage within public right-of-ways in the district should be designed to be compatible with the character of the district.

9.8 *Signage Within Residential Areas of the Local Historic District* (p92) - Recommendation - Temporary signs, such as posters and banners announcing upcoming events, should be displayed in a timely manner prior to the events and should be removed promptly after the events. Nonpermanent signs, including small security signs, may be allowed.

9.9 *Commercial Streetscape* (p92) Recommendation - Improvements to Emory Village in the future should include the following considerations: (1) encourage pedestrian access by establishing new walkways or enhancing existing sidewalks; (2) explore other options to parking in front of stores, if parking must be retained, mix parking spaces with tree plantings; (3) provide for short term parking spaces to allow ease of access to businesses; (4) enhance the character of Emory Village with compatible pedestrian amenities - benches, trash receptacles, bike racks, and lighting; (5)

consider restoration/ rehabilitation of historic storefronts to enhance architectural character of the building grouping; and (6) promote additional tree plantings in a manner that provides shade while allowing visibility to signs.

9.10 *Commercial Signage* (p92) Guideline - Signage on commercial historic buildings should be subordinate to the architecture of the building and sized for legibility at a reasonable distance, particularly to pedestrians on sidewalks and motorists driving past Emory Village. Signage on historic or nonhistoric buildings should be set flush on the building face. Appropriate locations for signage within a traditional storefront include the lintel space which separates the storefront from the upper floor and the space above the transom in the storefront. Other potential locations include the window. Signs for nationally-franchised concerns can be designed to complement the scale and character of the district with recognizable logos still readable.

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.

11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

12.1 *Druid Hills NR District Character Area 1: By-walks & Parkway* (p108) Guideline - Special features of the area such as the by-walks and the linear parkway should be maintained as public areas and protected from intrusions and alterations.

12.1 *Druid Hills NR District Character Area 1: Plat Patterns* (p108) Recommendation - Preserve historic plat patterns through respect for existing site development patterns and rhythms.

12.2 *Druid Hills NR District Character Area 2: By-walks* (p113) Guideline - By-walks should be maintained as public areas and protected from intrusions and alterations.

12.2 *Druid Hills NR District Character Area 2: Traffic Islands* (p113) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.

12.2 *Druid Hills NR District Character Area 2: Plat Patterns & Subdivision* (p113) Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.

13.0 *University Park/Emory Highlands/Emory Estates Character Area: Compatibility* (p118) 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.

13.0 *University Park/Emory Highlands/Emory Estates Character Area: Traffic Islands* (p118) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.

14.0 *Emory Grove Character Area: Compatibility* (p122) Guideline - New construction should be compatible with the predominant minimal Traditional/Colonial Revival housing and should reference important building characteristics such as the horizontal directional emphasis, low to moderate roof pitches, brick veneer exteriors, and front facing gables.

14.0 *Emory Grove Character Area: Minimal Detail* (p122) Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to “dress up” houses should be discouraged.

14.0 *Emory Grove Character Area: Interior Parks* (p122) Guideline - Interior park spaces should be improved with better definition of existing access routes and the eradication of exotic plant species that currently threaten the natural character of these spaces.

14.0 *Emory Grove Character Area: Traffic Islands* (p122) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.

15.0 *Parkwood Character Area: Floodprone Areas* (p125) Guideline - Floodprone zones situated in median park and rear yard spaces should be protected by adhering to the historic design concept of requiring these areas to remain in a natural state.

15.0 *Parkwood Character Area: Compatibility* (p125) Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).

15.0 *Parkwood Character Area: Subdivision* (p125) Recommendation - Subdivision of large lots should be strongly discouraged.

16.0 Emory Village Character Area

16.1.1 New development must help rebuild and reinforce the existing urban fabric of the Village. New structures must continue the pattern and rhythm of the existing buildings, and the scale must remain consistent with the historic development of the Village and supportive of the use of the environment by pedestrians.

16.1.2 Encourage new building technologies and design approaches that will enrich the current architectural mix through innovative design that illustrates how to achieve sustainable design goals and adds to the expressive variety of Village architecture.

16.2.A Auto travel lanes shall be eleven feet wide. Bicycle lanes shall be at least four feet wide. Street sections shall conform to plans and sections shown.

16.2.B All on-street parking shall be provided in parallel parking spaces at least eight feet by 22 feet. On-street parking spaces shall be constructed of porous unit pavers or cast-in-place porous pavement to match color of concrete sidewalks, or cast-in-place concrete to match the sidewalks. Parallel parking shall be interrupted at pedestrian crossings. On-street parallel parking shall be adjacent to commercial properties.

16.2.C Sidewalks shall be cast-in-place, broom finished concrete with troweled joints as illustrated in the *Emory Village Revitalization Plan*. Each sidewalk shall be subdivided into a furniture zone and a clear zone as shown in Illustration #1. Where necessary due to topography, however, a horizontal approach zone ("seating area" or "storefront access zone" in section and plan illustrations) shall be provided within the pedestrian clear zone to permit pedestrian access to shops, and the pedestrian clear zone may be correspondingly reduced. The street furniture zone may also be reduced to four feet where shown in the *Emory Village Revitalization Plan*. Sidewalks must be located along all public streets. All commercial area sidewalks must taper into adjacent sidewalks in residential areas.

16.2.C.1 *Clear zone* - Areas designated as a Clear Zone shall be unobstructed by any permanent or nonpermanent element for a minimum clear height of eight feet, except that a horizontal approach zone is permitted within the Clear Zone that may contain railings, cheek walls, planters or other devices to guide pedestrians to entry doors or to permit level outdoor planes abutting the retail space for dining or other purposes. This horizontal approach zone may not exceed fifty percent

(50%) of the total clear zone width to allow sufficient area for continuous sidewalk circulation.

16.2.C.2 *Street furniture zone* - Located adjacent to the on street parking zone or curb where shown in the *Emory Village Revitalization Plan*. The street furniture zone shall have a minimum width of six feet as measured from the outside edge of the travel lane, except where indicated differently in the *Emory Village Revitalization Plan*. This zone is provided to accommodate trees, street furniture, utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public information kiosks and other similar and necessary elements as approved by the County.The street furniture zone may contain outdoor dining.

16.2.C.3 *Curb cuts* – Curb cuts shall be constructed of porous unit pavers or cast-in-place porous pavements or cast-in-place concrete to match the concrete sidewalks. A maximum of one curb cut is permitted for each parcel with the exception of properties with frontage on more than one street, which may have one curb cut located on each frontage. Curb cuts shall not be placed within 100 feet of another existing curb cut on the same property. The total number of curb cuts should be minimized, and adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks. Curb cuts shall be between 20 and 24 feet wide for two-way entrances. Curbs cuts shall be between ten and twelve feet wide for one-way entrances.

16.2.D *Pedestrian crossings* – All pedestrian street crossings shall be marked by ten foot wide crosswalks. Those noted in the *Emory Village Revitalization Plan* shall be constructed of red and dark grey brick pavers with concrete edge bands, similar to those on Emory's campus at Dowman Drive; others should be "zebra" striped 24 inch parallel bands. All crosswalks shall terminate with ADA-compliant handicapped aprons.

16.2.E *Bus stops* are shown at two locations in the Village, and pull-offs are provided. These are intended to accommodate MARTA and the Emory Campus Shuttle, as well as any future service.

16.2.F *Street trees* – Trees shall be planted a minimum of 25 feet and a maximum of 40 feet apart on center within the street furniture zone, or as noted in the *Emory Village Revitalization Plan*. Trees shall have a minimum open planting area of 30 square feet that should be unpaved, planted and maintained throughout the year. All trees shall have a minimum three-inch caliper at the time of planting and a minimum mature height of 40 feet. All plantings, planting replacements and planting removal shall be reviewed by the County Arborist before approval. Tree species may be selected from the following list, or alternate species may be proposed for approval by the DeKalb County Arborist.

16.2.G *Lighting* – Pedestrian lighting shall be placed where shown in the *Emory Village Revitalization Plan*. Suggested standards and luminaires, selected to compliment the Village's historic architecture.

16.2.H *Utility service lines* – must be provided via underground conduit or pipes. Overhead utility service is not permissible in the Village. New construction on existing sites within Emory Village must include replacement of all above-ground utility service lines with underground service or otherwise fully concealed utility service to buildings and sites.

16.3.A.1 *Pedestrian Amenities* – All buildings shall be configured to allow safe, convenient, direct and continuous access for pedestrians to all primary building entrances. Principle building entry shall open directly on to the public right-of-way.

16.3.A.2 *"Build-to" line* (i.e. "Building façade line") – At least 75% of building façades on first floors shall align with Build-to Lines or be within 5 feet of Build-to Lines shown in the *Emory Village Revitalization Plan*. Any story above the first story may be set back 5 feet from the Build-To Lines. Awnings and canopies are not counted in building façade line determination. Permanent structures other than buildings, such as ATMs and similar elements, shall not be located closer to the street than the building façade lines.

16.3.A.3 *Building height*. All new buildings shall be no less than two (2) stories, nor more than four (4) stories, as to be defined in the zoning overlay.

16.3.A.4 *Façade articulation* – Street-facing building facades shall be horizontally divided by floors using architectural means such as string courses, recesses, reveals or the like. They shall also be vertically divided utilizing Major and Minor Articulations to create visual interest and avoid monotony. **Major Articulations** shall occur at least every sixty (60) feet of horizontal façade length and may be accomplished through: a change of façade materials extending from grade through the cornice; change in storefront systems; physical off-sets; and/or similar means intended to convey the impression of separate buildings. **Minor Articulations** shall occur approximately every thirty (30) feet of horizontal façade length and may be accomplished by: the use of pilasters; the use of off-sets; or similar means intended to create the appearance of structural bays.

16.3.A.5 *Entrances*. All first story uses adjacent to a sidewalk shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from said sidewalk. Entrance doors shall remain unlocked and operable during normal business hours. All first story businesses with more than sixty (60) feet of frontage along sidewalks shall provide one (1) pedestrian entrance for every sixty (60) linear feet of frontage or fraction thereof.

16.3.A.6 *Storefront canopies* at least five feet in depth extending over the sidewalk are recommended at all retail frontage in the Village for relief from inclement weather and for shade. These should be roofed with glass, metal, or fabric wholly supported by brackets or cables attached to the building façade. Columns to support canopies are not permitted in the public right of way (hereafter called "R.O.W."). Awnings and canopies shall not include signage on them, except when such signage is located within an apron that is less than twelve inches in height and is subject to all other applicable sign requirements of this document.

16.3.A.7 *Building Finish Materials*. Each street-facing building facade shall have an exterior finish skin of one or a combination of no more than three of the following primary materials: exterior brick, cementitious stucco, rustic or cut stone, architectural cast concrete, decorative terra cotta, and glass panels. Decorative embellishments shall be permanent in nature and shall be of the following materials: copper, brass, bronze, cast concrete, formed exterior plaster, solid plastic, porcelain tile, terra cotta, formed metals, glass, wood, and artificial materials having the appearance of wood, and/or stone. Window and storefront systems shall be painted wood or painted metal, and all glazing shall be clear glass; no tinted glass will be accepted. Materials that match those used historically in the Village, such as black reflective glass tile, red terra cotta roof tile, stone, stucco and brick are recommended. Non-street-facing building facades may be of any of the materials authorized for street-facing facades, plus wood siding. Architectural concrete masonry units (CMU), MDF plywood and Exterior Insulation Finish Systems (EIFS) are not permitted as building finishes. Other building materials may be permitted in the Village if included as part of a building system or assembly designed to improve building energy and/or environmental performance or to limit adverse impacts of the building on the environment, or to limit airborne pollutants from the building. Primary building façade materials shall be combined only horizontally, with the heavier appearing one(s) below the lighter appearing (ones). This shall not apply to embellishments, storefronts systems, or windows frames.

16.3.A.8 *First Story Fenestrations*. All street-fronting first stories shall have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk. They shall be of clear, unpainted or similarly treated glass to allow views of store interior or display windows. Windows shall be located along a minimum of seventy five (75) percent of street frontage. They shall start a maximum of three feet above the sidewalks and shall have a minimum height of ten feet above the sidewalks. The maximum façade length without windows shall be ten feet. Glass doors may count towards fenestration requirements.

16.3.A.9 *Upper story fenestrations*. - All building stories above the first story shall have windows and doors that equal a minimum of thirty (30) percent of the total facade area, with each story being calculated independently. Additionally, all street-facing upper story windows shall be taller than they are wide and shall be predomintly arranged in a grid, subject to individual window variation.

16.3.A.10 *Building Signage*. Allowable signs shall include those documented to have existed in Emory Village prior to 1980 may be considered provided that they meet other criteria herein and are approved by the Historic Preservation Commission. Furthermore, the number of signs and metrics thereof shall be as established for non-residential zoning districts in Chapter 21, Section 21-20 of the Code of Ordinances of DeKalb County, subject to the modifications contained herein.

i. All signs, except window signs, shall be located a minimum of eight (8) feet above the adjacent sidewalk.

ii. The following signs are permitted in all cases: Canopy signs (apron only), wall signs, projecting signs, directional signs, entrance signs, and window signs.

iii. The following signs are prohibited in all cases: Roof signs,portable signs, internally lit signs, message signs, electronic signs, and other moving signs.

iv. One (1) marquee sign may be provided within the district when associated with a theater, based on the Historic Preservation Commission indicating that said sign is consistent with historic precedents for marquee signs found in the City of Atlanta or DeKalb County between the 1920's and the 1940's.

v. Except for one (1) authorized marquee sign, all projecting signs shall have a maximum area of eight (8) square feet per side and a maximum width of three (3) feet. No projecting sign shall extend more than four (4) feet from the building façade.

vi. Side walls of buildings may be painted with murals advertising a business contained within said building providing that such murals are approved by the Historic Preservation Commission.

vii. Pylons or other free-standing business signs are permitted only when replacing other existing free-standing signs. Said signs shall not exceed forty (40) square feet, five (5) feet in height, and eight (8) feet in width. Furthermore, said signs shall be supported by brick or stone bases having a width at least as wide as the sign it supports.

viii. Neon window signs may be only on first stories. Window signs on all stories may be painted or etched glass. Visibility into commercial establishments shall not be obscured by opaque signage or window advertisements.

ix. Parking and directional signage shall be unobtrusively located.

Signage shall be designed to complement the architectural features of the buildings it is on, and such signage shall be consistent with respect to size, scale, material, and design of such buildings. Signs may be lit by duck/gooseneck lamps, and back/silhouette lighting. Individual sign lettering shall be a maximum of 15 inches in height. Appropriate locations for signage within traditional storefronts includes at lintels which separate storefronts from the upper floors, the space above the transoms in the storefronts, and the windows.

16.3.A.11 *Awnings*. Awnings shall be of canvas and similar fabrics, fixed metal, or similar materials. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

16.3.A.12 *Lighting*. Building facades facing a public R.O.W. shall be illuminated for safety and aesthetics. Lighting shall be designed to avoid producing glare in the public R.O.W. Light spillage onto adjacent residential properties shall be minimized by cutoff luminaires.

16.3.A.13 *Building Numbering*. Building numbering shall be located above or beside primary entrances of building. Numbering shall be clearly visible from sidewalks. All numbering shall be 6 inches in height.

16.3.A.14 *Dumpsters, Loading Areas and Mechanical Electrical and Plumbing* Features shall be screened so as not to be visible from any public plaza, outdoor dining area, public R.O.W., or residential area. All dumpsters shall be located behind buildings and shall be enclosed by opaque fences or walls made of stone, brick, wood, or stucco; and these enclosures shall have opaque gates.

16.3.A.15 *Rooftop Mechanical features* shall be set at least ten (10) feet from the edges of roofs and screened vertically from view through use of parapet walls or similar features. Additionally, all such features greater than five (5) feet in height shall be set a least twenty (20) feet behind front building façades.

16.3.B.1 *Sidewalks* are required on all of the sides of a structure that border the public R.O.W. They shall be continuous with the sidewalks on adjoining properties.

16.3.B.2 *Parking* shall not be located immediately between a building and the street. When adjacent to the street, authorized accessory parking shall be set back at least 5 feet from Build-To Line and shall be screened with buffers. Authorized accessory parking garages fronting public R.O.W. shall align with build-to lines and shall have ground level commercial uses on at least 75% of the length of the façades facing the public R.O.W. Parking entries shall comply with required curb cut standards. Parking structure facades shall be designed to resemble other buildings; all sides of parking structures shall be subject to the Design Standards; sloping ramps shall be concealed from exterior view; and views from the public R.O.W.s and adjoining properties to the interior of structures shall be screened with architectural devices or evergreen plantings. The buffer area between a parking lot and the Build-To Line shall have a minimum width of 5 feet. Trees within the buffer shall be planted a maximum of 40 feet on center, and no buffer shall have less than one tree. A brick or stone wall 30 inches tall, or shrubs maintained at a minimum mature height of 24 inches and a maximum height of 30 inches, shall be provided within the buffer.

All newly created surface parking lots and parking decks shall provide walkways or pedestrian passages with a minimum width of five feet shall be provided to connect the public sidewalks to the parking areas. Parking facilities shall be maintained in clean, safe, sanitary and attractive condition. Clearly defined parking spaces and driving lanes must be demarked.

One bicycle/moped parking space shall be provided for every 20 automobile parking spaces, with no fewer than three bicycle/moped parking spaces per

parking facility and located within one hundred (100) feet of the facility entrance. Bicycle spaces shall include a metal anchor to secure the frame in conjunction with a cyclist-supplied lock.

Parking lots and structures shall be evenly lit at an intensity equal to at least 0.2 footcandle of light. Cutoff luminaires shall be used to prevent light spillage and direct glare on to neighboring properties. Lights in parking areas shall be no taller than twenty feet.

16.3.B.3 *Landscaping*. All areas in the Village not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and permanently maintained with ornamental plantings. In surface parking lots, shade trees shall be planted at a minimum rate of one tree per ten cars. These shall be arranged so that at least 50% of the paved area is shaded at midday in midsummer in order to reduce the heat island effect. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.

16.3.B.4 *Drive-throughs* are not permitted, however drive-throughs that are exisiting at the time of the implementation of the zoning overlay may remain or be relocated on the same property by conforming to the following guidelines: Each drive-through may have only one curb cut for access and egress, although a second access or egress may be provided through a curb cut shared with another use. Such drive-throughs must be located no less than fifty (50) feet from the public ROW, and may only have one(1) lane and this must be on the rear of the building it serves.

16.3.B.5 *Stormwater management*. Because Emory Village currently lacks storm sewers, each new building or structure is responsible for capturing rainwater from roofs and paved areas and for retention and "first flush" filtration of this water before its release into Peavine Creek or its tributaries as required by the DeKalb County Department of Public Works. Acceptable management systems include, but are not limited to, the following: buried concrete retention tanks with sand-filtered inlets, porous pavers with 18" gravel underlay, 'linear' systems of perforated piping with sand-filtered inlets, and other filtration systems approved by DeKalb County.

17.0 Chelsea Heights Character Area

17.1 *Setbacks* – Recommendation – New construction front-yard setbacks should rarely exceed the plane of existing setbacks. In other words, the distance from the street should be about the same for new construction as adjacent existing homes.

17.2 *Horizontal emphasis* – Guideline – New construction and additions should preserve and reinforce the streetscape character of Chelsea Heights by maintaining the predominant horizontal building emphasis of the neighborhood. Primary building facades should create a horizontal emphasis versus a vertical emphasis.

17.3 *Plate heights* – Recommendation – New construction and additions should have plate heights that are compatible with those of adjacent properties and homes along the street. Ensuring compatible plate heights can address, more specifically, the appropriate scale of new construction than addressing the number of stories alone.

17.4 *Scale* – Recommendation – In keeping with the guidelines of scale, the perceived scale of new infill residences and additions should be minimized. New construction or additions generally should be consistent with the height of nearby structures. Typically, there should be no more than two floors as viewed from primary street frontage to ensure compatibility with the predominant housing character of Chelsea Heights. This means that those lots that slope down and away from the fronting street can accommodate taller structures and still maintain the general character of the street. Lots that slope upward from the street will need special attention given to building height and rooflines to avoid a building that towers over the street and neighboring homes. Special attention will need to be paid to foundation heights and topography represented on drawings to ensure that foundation do not add to the visual perception of height.

17.5 *Roofs* – Guideline – Primary roof forms on new and renovated buildings should be side gable, flat or hip roofs. Front gable roofs are appropriate went they are greatly subordinate to the primary.

17.6 *Roof pitch* – Guideline – Roofs typically should feature a low (4/12) to moderate (12/12) pitch.

17.7 *Foundation height* – Guideline – The height of foundations and retaining walls should be modest and congruous with the existing topography and homes in the area of influence. Special attention should be given to grading plans during design review to ensure that cuts are necessary and not excessive, with contour grading being the norm.

17.8 *Foundation material* – Guideline – Foundation and retaining wall materials should be limited to brick, concrete block, cast concrete and granite. Application of other materials as a façade should not be allowed if visible from the right of way.

17.9 *Additions* – Recommendation – Place an addition at the rear of a building or set back from the front to minimize the visual impact on the original structure to allow the original proportions and character to remain prominent and to differentiate the old from the new.

Special note regarding materials – In general, materials should be in keeping with those that are endemic to the neighborhood, namely, wood, granite, brick and asphalt. However, newer material may be introduced into the neighborhood if in keeping with the historical context of these older materials. For example, the use of cementitious siding that mimics the profile and texture of wood (commonly referred to as Hardieplank) may be consistent with some exterior applications. The introduction of

some “green” materials, for example, solar shingling and panels, may be appropriate and should be given special design consideration.

18.0 Artwood Character Area

At the time of the adoption of the Druid Hills Historic District Guidelines, in 1997, the ranch style homes on Artwood were not of sufficient age to be considered contributing homes to the District. Thus, the neighborhood developed the following Guidelines and Recommendations to preserve the as-built historical pattern of Artwood Road.

These Guidelines and Recommendations are to be applied in the place of and are intended to supersede the existing Guidelines of the Druid Hills Historic District, except for Sections 8 & 9 of the General Guidelines, which shall fully apply to Artwood Road. Additionally, the General Guidelines are to apply to contributing homes on Artwood Road built on or before 1948, and these guidelines are not to apply to such homes. It is the intent of these Guidelines and Recommendations to preserve the as-built historical pattern of Artwood Road, without unduly restricting or regulating the architectural style and features of the homes.

B. Design Objectives

The main design objective is to ensure that building additions, alterations or renovations are compatible with the existing neighborhood character. It is intended that additions, alterations or renovations continue the established patterns of general building mass and scale, including a strong horizontal directional emphasis with roof form and pitch consistent with existing structures. Overall, material changes to the exterior of homes should:

- Nurture the existing sense of place, general density and scale of the neighborhood while accommodating compatible alterations.

- Promote alterations that maintain the scale or perception of scale, of existing buildings as seen from the street.

- Facilitate additions to existing houses that minimize perceived building mass.

- Maintain the existing consistent setback pattern of the street.

- Maintain the existing character of the landscaping.

1. Massing and Scale of additions or alterations.

a. Character-defining features

• One story plateline* as viewable from the street. The front façade should be one story in height from the finished floor of a structure to the top of the exterior wall or plateline. By limiting the height of the plateline the perceived scale and the horizontal orientation of new construction (alterations or additions) is more readily attained. It is understood that the plateline at the rear of homes may vary up to two stories where existing topography dictates.

It is recommended that alterations and additions should have perceived platelines that are compatible with those of adjacent properties and homes along the street. Ensuring compatible platelines can address, more specifically, the appropriate scale of new construction (alterations or additions).

* Plateline is defined as the line established by the top bearing point of an exterior wall (horizontal girder or plate) which supports the trusses or rafters of a roof.

Horizontal emphasis. The majority of homes on Artwood are constructed as either FHA small house designs that were prevalent at the time or low/ rambling ranch style homes with an emphasis on horizontality. And as such, the horizontal emphasis is one of the definitive visual characters of the neighborhood and thus must be strongly considered when making design decisions.

b. Design guidelines

• New construction additions or alterations should have perceived plate heights that are compatible with those of adjacent properties and homes along the street. In keeping with the guidelines of scale, the perceived scale of additions or alterations should be minimized and placed at the rear of the home to reduce visibility from the street.

• New construction additions or alterations should preserve and reinforce the streetscape character of Artwood Road by maintaining the predominant horizontal building emphasis of the neighborhood. Primary building facades should create a horizontal emphasis rather than a vertical emphasis.

Building materials that are not common to Artwood Road should be avoided, although rear additions may use other materials. The dominant front façade exterior building material at Artwood Road is masonry (brick- standard size in variations of red and painted). Facades of homes are in some instances accented with wood siding or panels. Accents to facades include orchard stone and wrought iron brackets or trellis columns.

Prohibited Materials. Building materials not common to Artwood Road should be avoided.

Some of these materials include the following:

Split-face block, industrial size brick (4x4x12), vinyl or plastic sidings, aluminum siding, asphalt roofing products used as wall coverings, corrugated metals, EIFS or synthetic stuccos, vinyl soffits, or other materials not intended for exterior applications.

2. Energy and New Material Considerations

Considerations for future energy conservation, energy sources, new materials or “green” building programs, should not be excluded. Current programs exist (tax credit, “green” building initiatives) for the use of new energy efficient windows, heating and air systems, and alternative energy sources (e.g., solar heating). It is not the intent of this guideline to preclude homeowners from implementing energy efficiency into the design of their home.

The introduction of “green” materials-- solar shingles or panels, for example-- may be appropriate and should be given favorable design consideration.

3. Catastrophic Provision

If for some reason, a residence is destroyed on Artwood Road and has to be reconstructed, the design of the new home would follow section: IV. GUIDELINES AND RECOMMENDATIONS

4. Exception

The house at 842 Artwood Rd., at the corner of Artwood and Ponce de Leon Ave., is in a unique position. It clearly fronts Ponce de Leon, but its address is Artwood Rd. Under the rules of these guidelines, the Artwood Character Area Guidelines, the owner of this property may be governed, as he or she wishes, by either the Artwood Character Area Guidelines or the Druid Hills Character Area #1 Guidelines. The latter guidelines, also known as the Ponce Corridor guidelines, govern houses along Ponce de Leon as well as other streets nearby that are part of the Druid Hills Historic District.

June 30, 2026 (Revision 2)
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, revised June 21, 2026

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

GEORGIA
REGISTERED
No. 26266
PROFESSIONAL
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TARA PARKER DILLS

Tara Parker Dills

6.21.24

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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)
June 21, 2026 (Signed and Sealed)

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**).

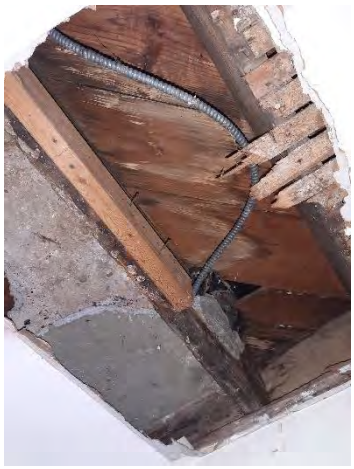


Photo 16
Damage at 2nd Floor Framing



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

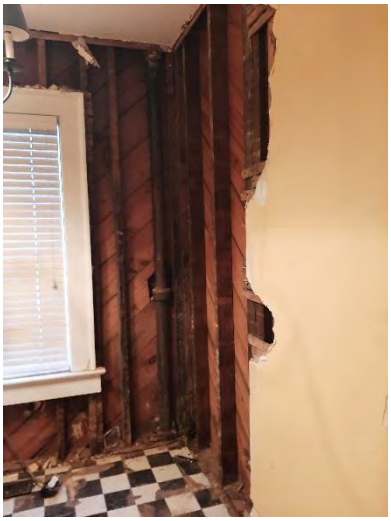


Photo 22
Breakfast Nook Wall Framing



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**.

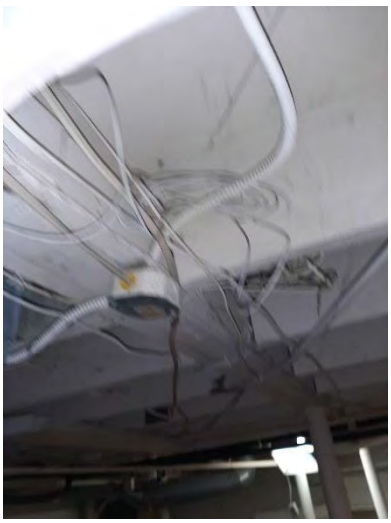


Photo 25
First Floor Framing



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

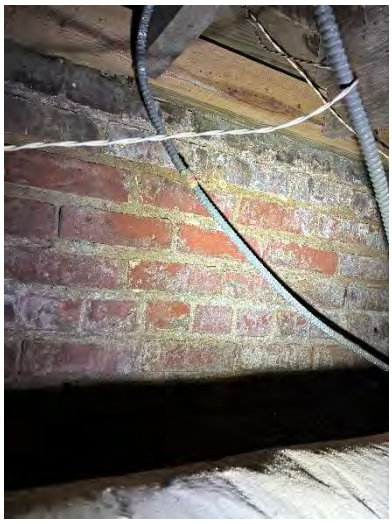


Photo 35
Exterior Wall at Crawlspace

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

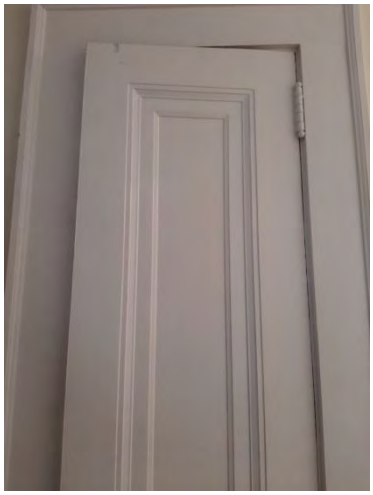
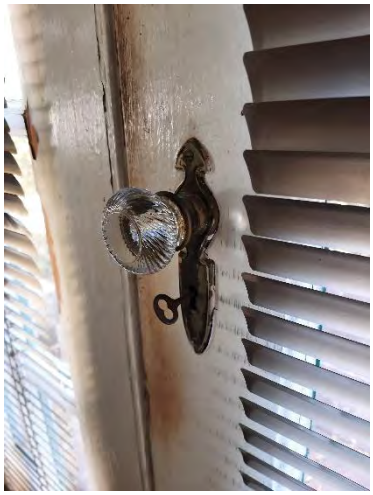
1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears 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

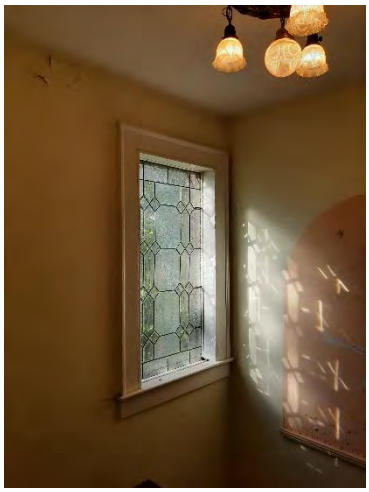
1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation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



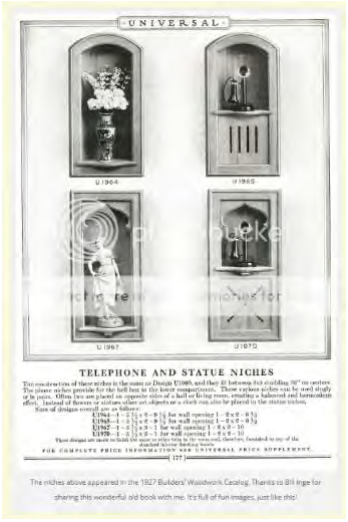


d. Coal chute doors




e. Phone niche





f. Tile





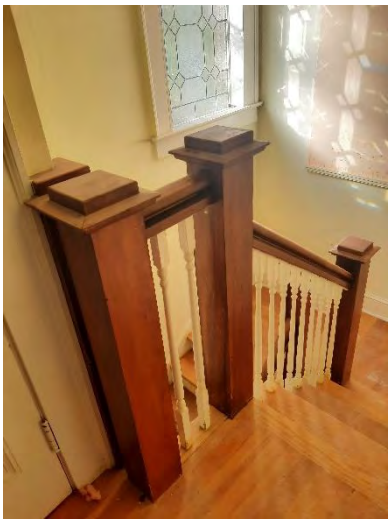


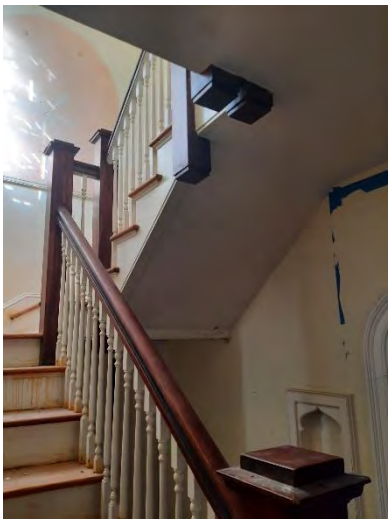
g. Fireplace



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

i. Stair



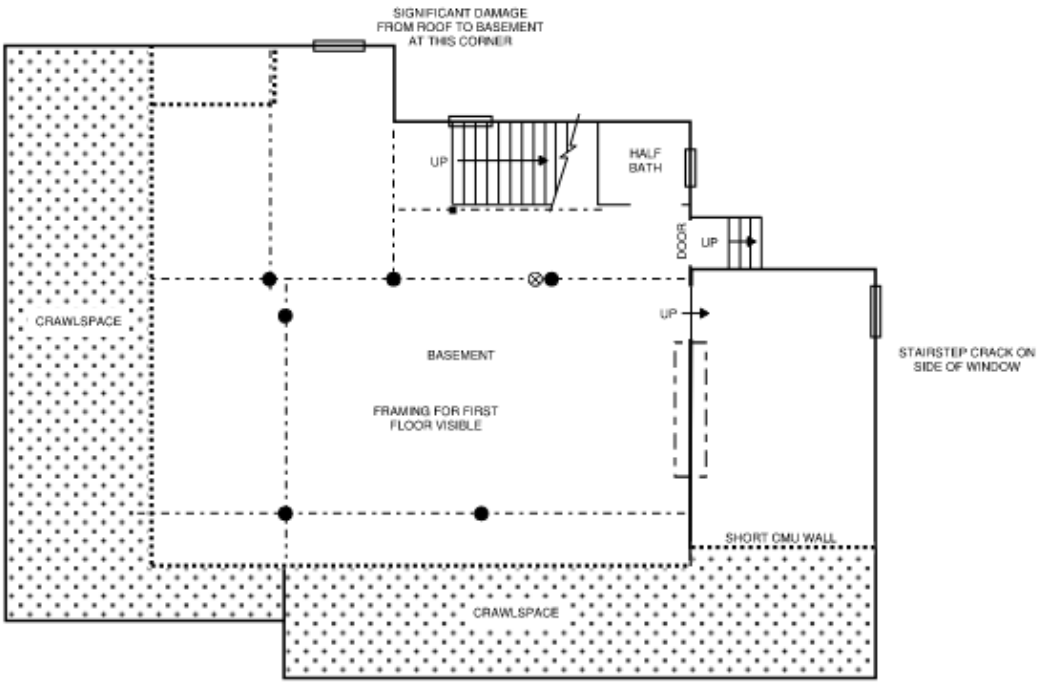




j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

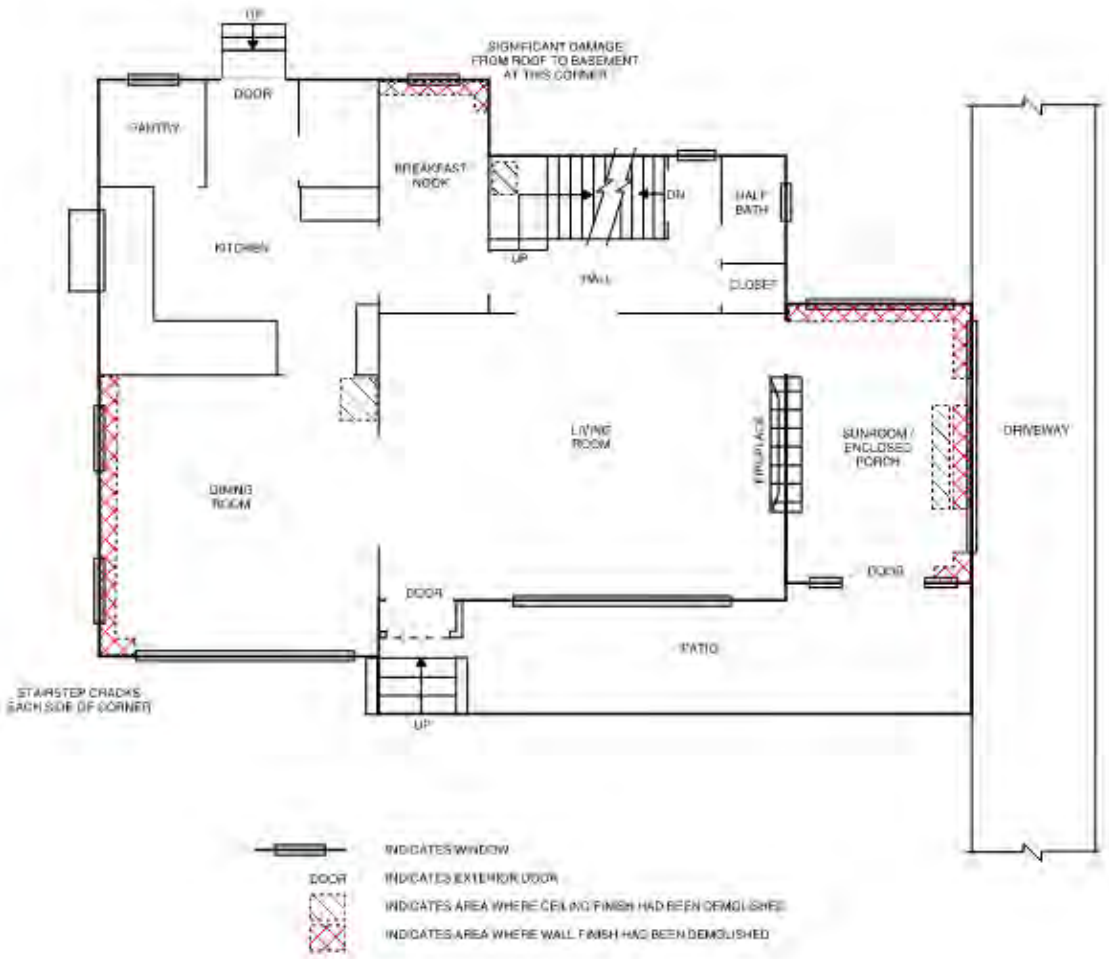
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

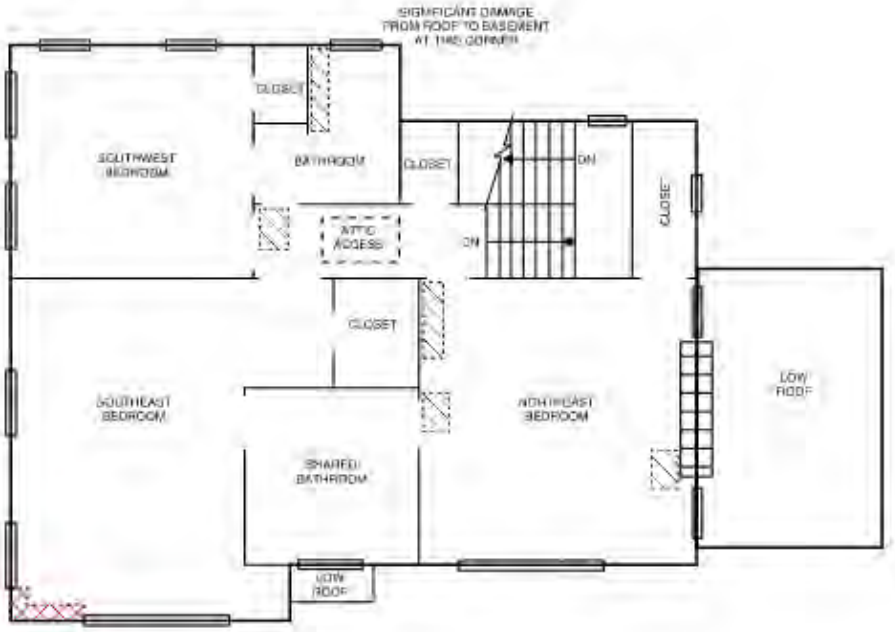
NORTH



ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES WINDOW

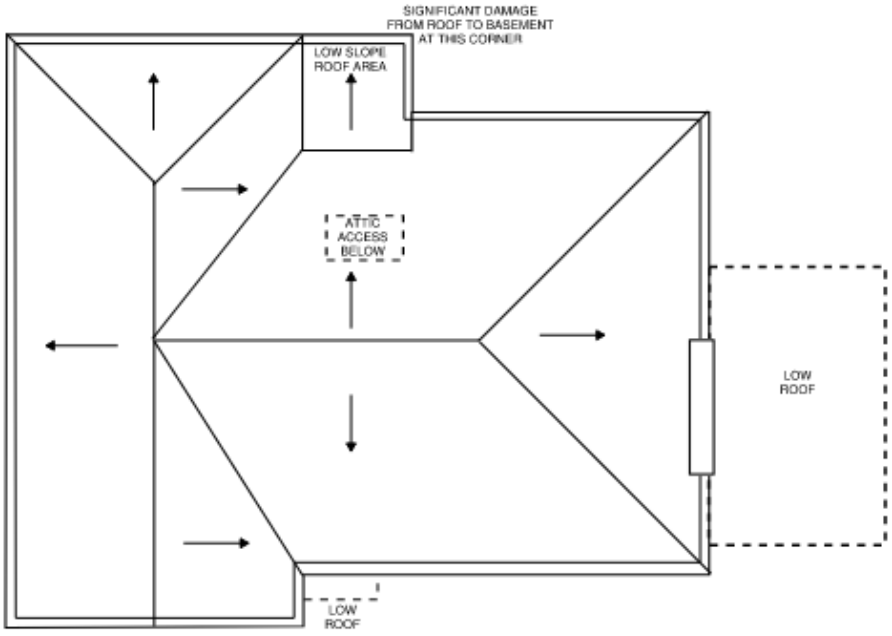
INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED

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



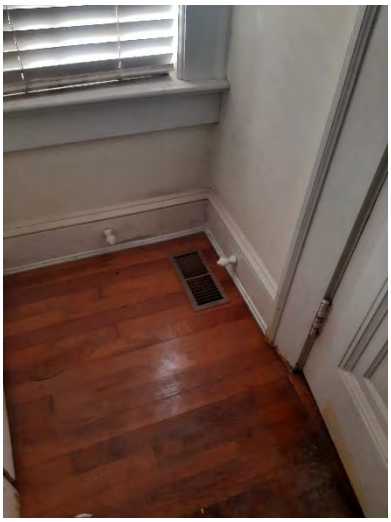
Basement



Framing Under Hearth



Downspout Near Basement Window



Doorstops

APPENDIX C

AUTHOR RESUME



SENIOR STRUCTURAL ENGINEER

As Senior 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, GA
ROLE: Senior Project Manager

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

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

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