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By Rachel Bragg at 9:55 am, Mar 29, 2021

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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1207 Oakdale Rd NE Atlanta GA 30307

Applicant: Harold & Linda Jensen E-Mail: hmarkjensen@me.com

Applicant Mailing Address: _____

Applicant Phone(s): 678 469 5541 Fax: _____

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

****

Owner(s): Harold Mark Jensen E-Mail: hmarkjensen@me.com

Linda Jensen E-Mail: ljensen@carrotakepartners.com

Owner(s) Mailing Address: 1207 Oakdale Rd NE
Atlanta GA 30307

Owner(s) Telephone Number: 678 469 5541

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1931 year built

Nature of work (check all that apply):

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

Description of Work:

Repair + Restore Main house structure to required building codes. Replace bumpout on right side with a tiered double bump out Restore landscape w/ specified plantings aligned to druid hills/ Dekalb + State guidelines. Plant 3 new canopy trees in front yard. Restore Bridge and stone fireplace.

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

H Mark

Signature of Applicant/Date

Revised 10/5/2020

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H Mark
Signature of Applicant/Date

Revised 10/5/2020

Letter from the Owners of 1207 Oakdale RD, Atlanta, GA 30307

As owners of the property at 1207 Oakdale, we would like to restate our intent to restore our historical home to required building codes while making it a safe place to raise our family.

We have consulted numerous professionals, including architects, engineers, and building contractors over the past two years. These professionals have highlighted significant structural issues with the foundation of this home and have proposed potential solutions to rebuild the damaged foundation.

Additionally, we will rehabilitate our landscape aligned to Olmstead's vision, with plantings of native species with careful environmental, sustainable and renewable practices. We want to restore the house and gardens to the original French influenced design. We both have an appreciation for the wooded property and consider it a slice of nature in the city.

In order to properly correct the structural items identified by licensed engineers and building contractors the house will need to be carefully supported and lifted by a professional historic house lifting company.

The recommendation of the engineers and contractors are to lift and move the house 6 feet forward and raise it at least 1 foot given the current condition and placement on the property. We have removed this request to ease the application process but please consider adding this flexibility to the approval notes of the application given the recommendations.

- 2 different structural engineering reports are presented. The reports were generated based on visual inspection. Both engineers state they cannot confirm the condition for what they do not see without performing some form of destructive testing.
- Their conclusion was very similar….." **the house is unsafe, and when the required building codes and repairs are completed to the house very little to none of the existing house will remain"**.
- The landscape of my house was ruined by a contractor and we are in legal litigation due to the mishandling and the damage that was caused.
- The exterior brick of the house had original limewashing applied to help create a "French influence" as was stated in original documentation of the house. Since then, it was improperly painted 3 times. This has sealed in moisture and caused other damaging effects to the house.
- We have presented a house plan striving to keep the original structure, scale and style aligned with the original house and similar houses in the druid hills neighborhood.

Items Confirmed NOT ORIGINAL

1. Exterior Brick was not originally painted but now has 3 coats of paint covering the entire exterior brick.
2. Front of house Stoop, railings, steps, door and walkway
3. At the right side, basement level, modern siding had been used for the exterior wall covering.
4. Front facing and right-side facing windows on right side bump
5. Front Shutters on main floor
6. The addition bump out at the right rear main floor
7. The retaining wall at the right side of front house
8. Rear stairway and left rear patio
9. Slate roof was replaced with poor quality asphalt shingles
10. Front stone walkway
11. Main floor windows on left side rear
12. All basement windows and doors
13. Basement wall in rear and side covered rear facing basement door and 2md floor window
14. Cement wall near driveway, creek and left rear of house
15. Left side rear windows main floor kitchen were removed, and wall was bricked up with different brick

Example of a restored house using known limewashed Brick in Atlanta in the 1930's

https://www.spitzmillerandnorris.com/old-buckhead-estate

IMERY HOMES
Healthy • Durable • Efficient

03/03/2021

Mr. Mark Jensen
Carrot Cake Partners LLC
815 Southern Shore Drive
Peachtree City, GA 30269

RE: 1207 Oakdale Rd NE, Atlanta Ga 30307

Dear Mr. Jensen.

Upon your request we have reviewed the following reports and observations made from different consultants, and trades with respect to the subject property.

- Keystone Structural Engineering – Dated 3/1/2021
- Construction Services, Inc (CCSi): forensic – Dated 02/02/2021
- OnCall Electric: electrical – Dated 01/25/2021
- VItalAir Service: HVAC – Dated 01/25/2021
- Enviroprobe, LLC: Asbesto & Lead – Dated 01/07/2021
- Property Disclosure Statement – Dated 02/19/2019

Furthermore, I conducted a site visit on February 25th, 2021 to verify first-hand the condition of the existing building and validate or not the observations made by other parties. Now, considering the current state of the home and proposed scope of work I find the subject property to be beyond repair. In fact, I believe that any attempt made to restore the property will pose a great risk to the safety and well-being of my crew, and trade partners. There not only serious structural matters present that make the home unsound but any attempt in disturbing the current condition of home could potential release unwanted asbestos, lead, and spores into the dwelling that might be entrapped in on-tested cavities or concealed in different areas creating a health hazard to any person.

Please feel free to contact me if you any questions or concerns

Luis Imery
Owner
770-294-1010
limery@imerygroup.com
www.imerygroup.com

CCSi

Construction Consulting Services, inc.

O | 770.475.1027 ccsiengr@bellsouth.net
565 Laurel Oaks Lane
Suite B100
Milton, GA 30004

Structural Engineering
Forensic Studies
Building Code Analysis
Inspections
Building Sciences

www.ccsiengineers.com

February 2, 2021

Mark Jensen
Carrot Cake Partners LLC
Via email only

Re: 1207 Oakdale Road

Mr. Jensen:

At your request observations were made this past January 28th, 2021, of the property listed above.

The observations are limited to what could be visually inspected. Destructive or invasive testing was not performed. The mechanical, electrical and plumbing systems are not part of this report. The observations focused primarily on the items noted in this report. Other items may exist that are defects or code violations.

Any references to a position or place for the house are to be taken as standing at the street facing the house. This is for exterior and interior references.

References

1) 2018 International Residential Code with State of Georgia Amendments (IRC)
2) 2018 International Residential Code with State of Georgia Amendments (IBC)
3) 2015 International Energy Code (IEC) with State of Georgia Amendments (IEC)
4) Georgia Department of Community Affairs Website
5) Residential Construction Performance Guidelines, National Association of Homebuilders
6) National Design Specification for Wood Construction. American Forest Products Association
7) Residential and Light Commercial Construction Standards
8) Brick Industry Association Technical Bulletins

Building Codes

The building codes are administered by the State of Georgia Department of Community Affairs. Under the rules and laws by the state, minimum standards or codes are established for construction. The enforcement of those codes is delegated to local jurisdictions. Those jurisdictions cannot reduce the requirements of the code they can only make the codes more restrictive. Any changes to the code by a local jurisdiction must be submitted to the DCA. The contractor, builder or owner must comply with the requirements of the code regardless of the local jurisdiction enforcement.

The IRC does not address repairs to damaged buildings as to when the existing structure must be upgraded to the current code requirements. The IRC does state that for items not addressed in the IRC that the IBC will be the governing code.

The IBC requires that when a "system" is repaired or changed, and the value of the construction exceeds 50% of the value of the existing system then all of the system must be upgraded to the current code. The IBC requirement is listed below.

> *3401.7 Existing system conformance. The extent to which the existing mechanical, electrical, plumbing and life safety systems shall be made to conform to the requirements of the State Minimum Standard Codes for new construction shall be as follows unless otherwise required by this section: 1. When the estimated cost of the new work is less than fifty percent (50%) of the replacement cost of the existing system, the new work shall be brought in to conformance with the requirements of the State Minimum Standard Codes for new construction. 2. When the estimated cost of the new work is equal to or greater than fifty percent (50%) of the replacement cost of the existing system, the entire system shall be made to conform to the requirements of the State Minimum Standard Codes for new construction. 3. For essential service facilities Occupancy Category IV type buildings as defined by Table 1604.5, when the estimated cost of the new work is equal to or greater than thirty percent (30%) of the replacement cost of the existing system, the entire system shall be made to conform to the requirements of the State Minimum Standard Codes for new construction. (Effective January 1, 2020)*

The IEC requires that when a wall cavity is opened that the insulation must be upgraded to the current requirements. The same applies to the attic insulation. Once any work is done to the attic insulation all of the insulation must be graded to the current requirements.

Existing Conditions

Listed below is my understanding of the history of the house.

1. The original construction was completed in 1931.
2. The house has been unoccupied for some time.

Listed below are items that are of concern for the house.

Basement

1. There was structural damage to the slab near the HVAC equipment. Repair is needed for the slab. All of the openings in the slab should be sealed.
2. The foundation wall was damaged where a steel beam had been installed as a header. The beam had corroded, which in turn caused the brick to spall.
3. Decay for the following items was observed.
    a. Several beams supporting the first floor.
    b. The exterior band of the house
    c. More than 40% of the floor joists had decay, splits, termite, or other damage and require repair or preferably replacement.
    d. The floor decking had splits, structural damage, termite damage or water damage for approximately 30% of the decking.
4. Wood that was non-decay was in contact with the foundation and slab. Some of the plates and beam had decay due to contact with water and moisture.
5. The steel columns supporting the structure had been supported below the slab. The columns had extensive corrosion at their base.
6. At the right side of the house 2x6 floor joists were used to support the first floor. The joists were over span and need to be replaced or upgraded to meet the minimum span requirements of the IRC.
7. Termite damage was observed at the following locations.
    a. Stairs from the basement to first floor]
    b. Floor decking
    c. House band at the foundation
    d. Joists and beams throughout the first-floor framing system
    e. Exterior wood walls
8. A basement was excavated to within three to four feet of the exterior foundation wall. The shear cut was supported by unreinforced 4” CMU (concrete block). The following items were observed.
    a. The 4” CMU wall was failing. The wall had bowed and displaced at several locations.
    b. The 4” CMU wall was not adequate to support the earth pressure and the pressure from the house footings. The wall did not have sufficient width, grout or reinforcing.
    c. The shear cut had undermined the exterior foundation system and individual column footings.

9. A portion of the foundation system had been damaged at the right side of the house and requires repair.
10. Steel beams and their bearing plates had corroded, which in turn damaged the masonry that they bear on.
11. Interior walls, just inside the foundation walls, had decayed and will require replacement.
12. Both concrete and wood headers at the foundation walls had deterioration.
13. The masonry foundation had deterioration at many locations. The brick had spalled, eroded, and cracked.
14. Brick was missing from the foundation walls at critical corners.
15. The stairs from the basement to the first floor were not safe.
    a. The stairs had winder treads that do not comply with the code.
    b. The stairs were too narrow and do not meet the 36" width requirement.
    c. The riser heights exceed the 3/8" tolerance within a flight of stairs.
    d. The stairs lack any handrails.
    e. The riser heights exceed the code requirement.
    f. The stair system will have to be replaced. This in turn will require major modifications to the first-floor walls, floor framing and room layout.
    g. Some of the stair components were not structurally adequate. This includes the stringers and the landing.
    h. The stairs lack any wall covering for fire protection.
16. At many locations, the 2x4 ledge for the support of floor joists had cracked.
17. The HVAC ductwork, returns and some supply lines, were not insulated.
18. HVAC ductwork was in contact with the ground.
19. The thermostat for the HVAC system had been mounted to a decayed stud that leans against the ductwork.
20. Some of the plumbing appeared to be recent (within the last 20 years) and some of the original plumbing was in place.
21. Plumbing pipes had been terminated but not sealed.
22. Most likely the paint on the bottom of the floor system contains lead. Due to the obstructions of the HVAC, electrical, and plumbing systems it would be nearly impossible to abate.
23. The foundation walls and floor system lacked any insulation.
24. The electrical panel had exposure to soil and moisture.
25. The electrical system can be best described as a jumble of wiring. Both recent and what is believed to be original wiring was being used. It is my opinion the electrical system is not safe.
26. Some of the wiring was draped on the ground.
27. Many electrical junction boxes were open.
28. Receptable boxes were open and lack a plate.
29. Wiring for the switches were open and lack a plate.
30. The basement had experienced water infiltration. Most likely the foundation walls lack a footing drain and waterproofing system.
31. There were openings in the slab that would allow vermin, insects, radon, and water to enter the basement.
32. There was evidence of mold on the gypsum board paper surface.

First Floor

33. The stairs from the first floor to the second floor had many issues.
    a. The stairs did not have the minimum 36" width.
    b. The winders did not comply with the code requirement.
    c. The guardrail did not comply with the code with regard to its height.
    d. The stairs did not provide the minimum 80" headroom at the hallway from the foyer to the kitchen.
34. At the vast majority of the doors (interior and exterior) and windows diagonal cracks were present. This indicates settlement of the foundation system or the wood structure had decay or other damage causing compression of the wood.
35. The floors had the right side of the house had a noticeable deflection.
36. Water damage was found at several locations in the walls.
37. Electrical fixtures had exposed wiring. The wiring appeared to be original wiring.
38. The kitchen and breakfast room floors had noticeable deflections.
39. There was water damage at the breakfast room door.
40. Most likely the lead is contained in the paint.
41. Most likely there are building components in the walls and ceilings, and possibly the floor covering, that have asbestos.

Second Floor

42. Similar to the first floor all of the window and door (interior and exterior) openings had diagonal cracks that indicate movement of the structure.
43. The guardrails at the upper foyer were less than 36" high and are a danger to the occupants.
44. Most likely there are building components in the walls and ceilings, and possibly the floor covering, that have asbestos.
45. The floors had noticeable deflections for most of the rooms. This was an indication the structure had issues.

Attic and Roof System

46. The ceiling joists had what appeared to be original decking placed on top of them for a storage floor. The ceiling system was not adequate to support storage of items.
47. The flat roof structure had many issues.
    a. The beam supporting the flat roof was not adequate.
    b. The flat rafters did not have a ledge or metal connector to provide an adequate bearing surface.
    c. The beams supporting the flat roof did not have a support system of posts and ceiling beams.
    d. The ends of the sloped rafters framing into the beam had end cuts larger than the beam depth.
    e. The ends of the hip rafters were not supported.
48. The dormers were not properly supported. Some of the rafters at the dormers had no support at their ends.
49. The attic was not vented.
50. The ceiling was not properly insulated.
51. There was evidence of rodent activity.
52. The floor decking had gaps that created trip and fall hazards.
53. Many of the rafters had splits from being exposed to excessive heat.
54. The rafters did not have intermediate supports and were over span at the right side of the house.

Exterior

55. The retaining wall at the driveway, left side, was failing. The wall had tilted and bowed. The retaining wall will require replacement.
56. The driveway did not have the proper clearance from the basement slab to prevent water from entering the basement area.
57. The driveway had numerous settlement and displacement issues.
58. The grade at the right side of the house appears to be above the foundation wall and it does not slope away from the house.
59. The exterior brick veneer had settlement cracks at several locations.
60. The exterior brick veneer did not have a drainage system. Most likely the wood structure has water damage due to the lack of a drainage system.
61. Window frames, both original and replacements, had extensive water damage and decay.
62. The landing and steps at the front door do not comply with the code requirements with regard to landing size, step riser heights and step riser variance.
63. The stairs at the rear of the house have issues.
    a. The stairs do not have the minimum width.
    b. A landing is missing at the door and at the bottom of the stair flight that complies with the IRC.
    c. The riser height exceeds the code requirements.
64. The retaining wall for the patio at the rear of the house was failing and will have to be replaced.
65. The steps and pavers for the patio had deteriorated.

Historic Features

As with any house this age numerous modifications and changes have been made. The following items for the exterior had been replaced with more modern materials and finishes.

1. At the right side, basement level, modern siding had been used for the exterior wall covering.
2. Also, at the right side, the windows and doors are not original. They are a more modern manufacture.
3. The addition at the right rear was not part of the original construction.
4. The retaining wall at the right side was not original construction.
5. The patio at the left rear was not original construction.
6. The brick veneer had been painted.
7. Replacement windows had been installed at the right front and sides.

Economic Value of the Building

The house has numerous deficiencies, code issues and safety considerations. A general scope of work is listed below to correct the deficiencies, code violations and to render the building safe to occupy. This is not a complete scope of work and only lists major items.

1. A new plumbing system would be required for the entire residence.
2. A new electrical system including devices, service and fixtures would be required.
3. A new HVAC system would be required.
4. New foundation walls would be required to replace the 4" CMU sub walls in basement. Compacted backfill would be replaced behind the new walls. A vapor barrier would then be required for the exposed earth portion of the basement.
5. All of the basement doors and windows would have to be replaced due to deterioration from water and termites.
6. The foundation walls would require repair.
7. A waterproofing system along with foundation drains would be required. This would involve removal of landscaping, trees, porches and sidewalks.
8. All of the steel posts would require removal and replacement at the basement.
9. Remediation of mold and other biological growth in the basement, first floor, second floor and attic would be required.
10. All decayed and damaged wood components would have to be replaced. This would involve extensive shoring.
11. Floor joists and beams for the first floor would require repairs and replacement.
12. Decking for the first and second floor would require replacement due to code requirements, damage, and insect damage.
13. Bracing and a weather resistant membrane would be required for all exterior walls.
14. All damaged, bowed, notched, decayed and damaged wall studs would have to be replaced.

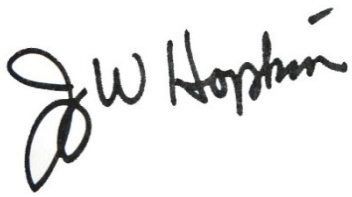
15. Structural components such as beams would have to be replaced due to lack of structural capacity to support the minimum loads as defined by the applicable building code.
16. Existing windows do not meet current energy code requirements for the basement, first and second floors.
17. Insulation was missing for basement walls and most likely for the, first and second exterior walls. Insulation for the attic was also inadequate.
18. All interior finishes including but not limited to walls, floors, plumbing fixtures, cabinets, and trim are missing and would have to be replaced.
19. All of the fireplaces would require flue inspections, flue repairs and repair to the chimney, foundations, fireboxes and hearths as required.
20. All interior load bearing walls would require adequate structural support.
21. Repairs to the second-floor joists and beams may be required.
22. The split rafters would have to be replaced or repaired.
23. The flat roof requires extensive structural repairs.
24. The attic decking requires repairs.
25. The brick veneer would have to be removed due to the following reasons.
    a. A weather resistant envelope cannot be installed unless the exterior sides of the wood walls are accessible.
    b. Installation of wall sheathing, especially in the areas where the sheathing was missing or damaged.
    c. To install a drainage, weep and flashing system for the veneer.
26. The exterior grade would require modifications to prevent ponding of water next to the house and to prevent decay of the wood structure.
27. The rear patio would require replacement.
28. The concrete stairs at the kitchen door would require replacement.
29. The retaining wall at the right front of the house would require replacement.
30. The driveway would require replacement.

Conclusion

Once these repairs are made very little of the existing construction would remain. Given the scope of repairs, safety of workers, cost and time for repairs the most economical and practical solution would be to demolish the house and replace it with a new house.

It has been a pleasure to assist you in this matter and if you should have any questions, please feel free to contact me.

Regards,



Jerry W. Hopkins, Pres.
Construction Consulting Services, Inc.
Georgia Licensed Professional Engineer, 13519
Attachments:

Photo 01: View of the front of the house

Photo 02: View of the right side of the house. Note the leaning retaining wall.

Photo 03: HVAC ductwork that was not insulated and in poor condition. Some of the ductwork had been replaced.

Photo 04: Typical decay and deterioration of a main beam for the first floor.

Photo 05: Damage to a main beam for the first floor.

Photo 06: Damaged concrete and wood header at basement window

Photo 07: Decayed wood at window.

Photo 08: Deterioration of foundation wall that is part of the crawl space. Note the decayed wood plate on top of the wall.

Photo 09: Decayed plate and studs. Typical throughout the basement.

Photo 10: The electrical panel was next to the earth cut, supported by a failing retaining wall and decayed studs.

Photo 11: Retaining wall constructed of unreinforced 4" CMU that is close to the exterior foundation walls.

Photo 12: Poorly maintained HVAC ductwork, and the ducts are resting on the exposed earth.

Photo 13: A jumble of electrical wiring.

Photo 14: Another jumble of electrical wiring touching the copper plumbing pipes.

Photo 15: The stairs from the basement to the first floor. All of the stair components do not meet the IRC requirements.

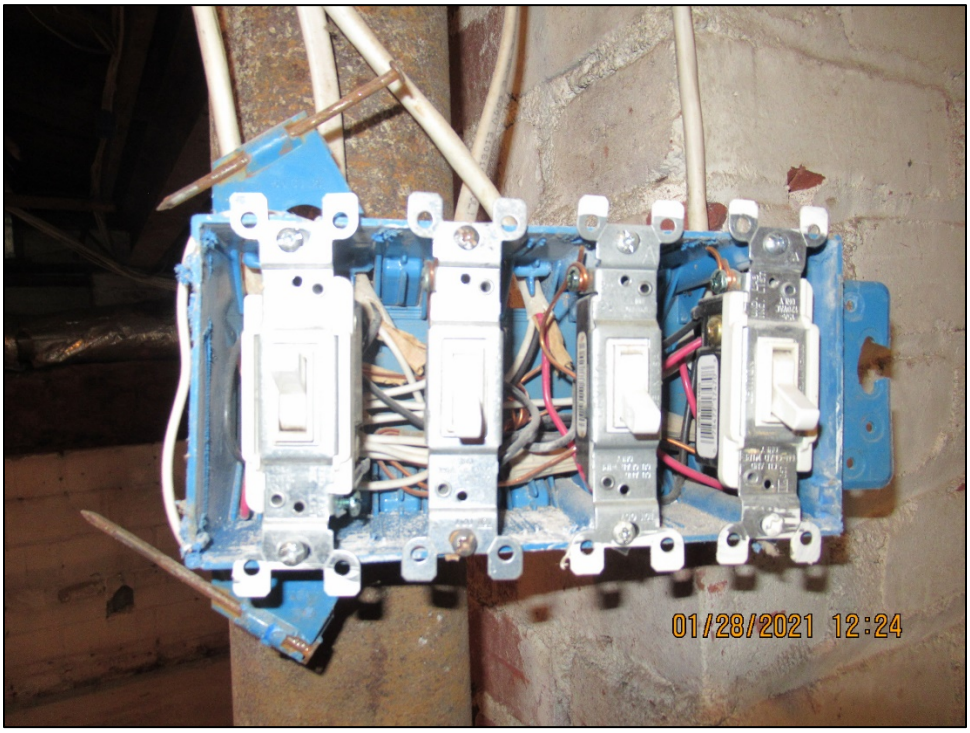


Photo 16: Open switch boxes

Photo 17: Corroded support posts.

Photo 18: Missing brick for part of the foundation system.

Photo 19: Damaged foundation wall.

Photo 20: Failing 4” CMU retaining wall near the front foundation wall.

Photo 21: Typical Cracking and water damage at all of the first floor windows and door openings.

Photo 22: Cracks and water damage in first floor closet.

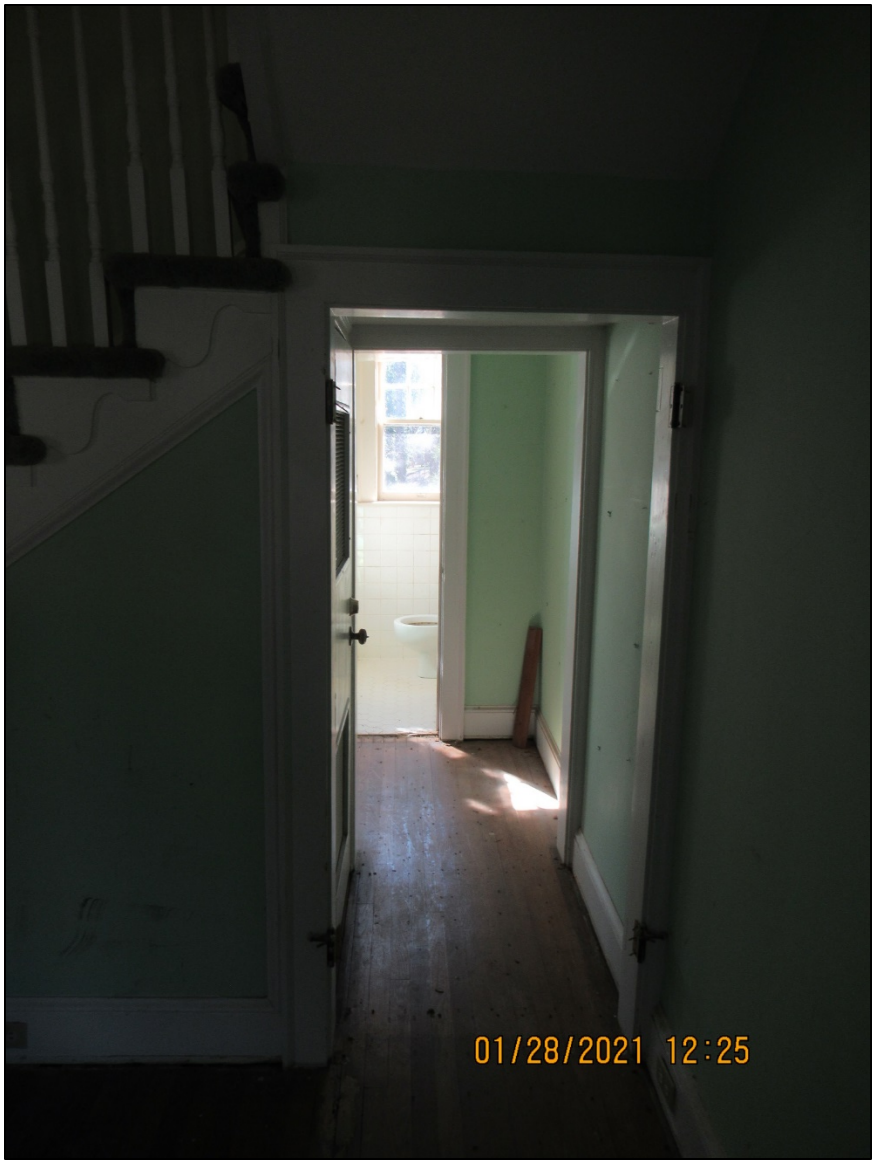


Photo 23: The stairs do not have the required 80” headroom clearance in the hallway from the foyer to the kitchen.

Photo 24: Original wiring for the house.

Photo 25: The guardrails do not have the minimum 36” height as required by the code and they are a safety hazard.

Photo 26: Typical cracks at the windows and doors for the second floor indicating movement of the structure.

Photo 27: The flat roof is missing posts, adequate perimeter beam, connections for the flat rafters and the sloped rafter end cuts are greater than the ridge.

Photo 28: Missing decking that is a fall hazard.

Photo 29: Inadequate ceiling insulation.

Photo 30: Typical splits in rafters caused by age and heat in the attic.

Photo 31: Failing retaining wall at the right side of the house.

Photo 32: The driveway was placed too high exposing the basement to water infiltration. Note the modern siding and doors.

Photo 33: The patio had many issues such as settlement and paver deterioration.

Photo 34: The patio retaining wall is failing.

Photo 35: The stairs at the rear of the house do not have an adequate landing at the top and bottom of the stair flight. The risers are too high.

Photo 36: At the left side, the grade slopes toward the house and it appears to be above the foundation wall.

Photo 37: Typical window that has decay at the frames and sill.

Photo 38: The landing at the front door does not comply with the code requirements for depth. The bottom step has deteriorated.

Keystone Structural Engineering
Professional Consultants

March 1st, 2021

Mr. Mark Jensen
Carrot Cake Partners LLC
815 Southern Shore Drive
Peachtree City, GA, 30269

Project Name: 1207 Oakdale Dr

Keystone Structural Engineering, P.C. Project Number: 21-126

RE: Observation Report for 1207 Oakdale Dr, Atlanta, GA 30307

Dear Mr. Jensen,

I performed visual observations of the single-family home at 1207 Oakdale Dr, Atlanta, GA 30307 on February 25th, 2021. During my observations, the following was noted. This report does not include structural analysis or testing. As much of the structure was concealed at the time of the observation, the report only addresses those areas that were visible.

Based on my observations, in combination with the field verified items outlined in the report prepared by Construction Services, Inc., dated February 2nd, 2021, there are major deficiencies in all structural systems outlined below of the subject property.

- Gravity load foundation system.
- Lateral soil load resisting foundation system.
- Lateral soil load resisting site retaining wall system.
- Gravity load floor framing system.
- Gravity load roof framing system.
- Lateral load resisting framing systems.

Given the structural deficiencies observed and previously documented, failure of any of the structural systems outlined above is imminent, resulting in partial or full collapse, if any of the 2018 International Residential Code with State of Georgia Amendments (IRC) prescribed design loads, including but not limited to, dead loads, live loads, roof loads, flood loads, snow loads, soil loads, wind loads, and seismic loads are fully achieved.

Given the scope of repairs required, very little to none of the existing construction would remain. I recommend the existing house be demolished and replaced it with a new house, designed and

constructed in full compliance with requirements of the current 2018 International Residential Code with State of Georgia Amendments (IRC)

Contact Keystone Structural Engineering, P.C. if you have any questions or concerns,

Sincerely,

Brendan F. Crowley, P.E.

Brendan F. Crowley, P.E.
Georgia License # 30737

IMERY RATINGS

Building Advisory
Green Programs Certifications
EarthCraft, ENERGY STAR, NGBS Green
LEED, Enterprise Green Communities

01/26/2021

Mark Jensen
1207 Oakdale Rd NE
Atlanta, GA 30307

Ref: Exterior Envelope / Brick Assessment on existing property.

Dear Mr. Jensen.

Thank you for the opportunity to provide you with building advisory services for your property located at 1207 Oakdale Rd NE, Atlanta, GA. Based on several conversations, and emails exchanged you asked us to do an assessment on the condition of the exterior cladding and wall assemblies of the existing home located in the property, and its viability to accommodate a future expansion or addition to the home while delivering a healthy, durable, and efficient environment for the entire dwelling. Furthermore, you shared some conceptual plans which included the existing home as part of the new build.

On January 18th we came to the property to make field observations on the condition of the brick and exterior walls and everything in between, in other words the full wall assembly. Most of the exterior surface of the "original" home was cladded with the original brick, while later addition to the side had wood siding. Interior walls are covered with plaster and based on partial observation from the basement we assume that there is no exterior sheathing or insulation, perhaps 1x6 spaced as sheathing as this were common practices when home was originally built. Most windows are single pane and looked original while others seemed to have been added later. The exterior cladding (brick & siding) showed evidence of multiple oil base paint coats.

Under a building science perspective oil base paint tend to be vapor impermeable. They have a very low perm rate when compared with exposed brick or latex paint. Although painting exterior brick is a common practice it is common to create unwanted conditions on an existing home, especially on a healthy environment point of view. Traditionally a wall assemble needs to be vapor open allowing vapor to migrate from exterior or interior and in both directions to avoid trapping water. When 2 or 3 coats of paint are applied to the exterior then it's ability to dry out is severely hampered.

Big picture moisture that is naturally found in the air, or when it precipitates from the sky or even ground is trapped inside the brick due to pour roof and window flashing, or simply intrusion through cracks on mortar or poor bulk water management techniques cannot evaporate its “pull” to the interior of the home by vapor diffusion. The sun heats up the exterior brick surface making it really hot so by radiation the water vapor is force through the wall assembly into the interior of the home. This is particular important as the home’s other components had been “modernized” at one time like adding an HVAC unit making the condition worst as vapor goes from hot to cold.

Although no destructive testing was conducted there was evidence of mold and mildew in the bottom plates and basement of the home indicating that condensation is happening inside the well cavity. Furthermore, they were signs of blistering of the paint indicating the potential of trapped moisture in this wall.

Trying to remove the oil-based paint will require sand blasting the existing coats of paints which will then create another serious of problems. The process of sand blasting is very aggressive which will ultimate remove of damage the natural “fire coat” outer layer of brick affecting dramatically it’s durability moving forward.

There is simple no easy way of addressing moisture migration into the walls other than removing the exterior cladding and starting from scratch. At that moment then a proper weather resistive barrier could be installed over a structural sound exterior sheathing which then would allow to insulate walls. The effort involved in doing this work would render this approach economically unfeasible as a “new construction” alternatives will be more cost effective and eliminate the risk factors of not knowing what is behind the walls of the areas not improved.

On an energy efficiency point of view, it is very likely that the home has no insulation on walls, and the attic insulation is marginal. Pour insulation coupled with pour HVAC system and single pane windows would create another undo economic burden on a monthly basis, and in perpetuity.

Luis Imery
Owner
770-294-1010
limery@imerygroup.com

Full Tree Inventory was performed, and the house has SIGNIFICANTLY MORE DBH than required by county code this should help clarify any potential misinformation.

Tree Inventory & Impact Analysis

Tree I.D. #	Tree Location	Species	EX. D.B.H.	CRZ S.F.	CRZ Dist. S.F.	CRZ Dist. %	Action	Designation	DBH Credit
1	setback	pine	28	2462	2462	100.0%	remove	protected	0
2	buildable area	magnolia	24	1809	1809	100.0%	remove	protected	0
3	setback	pine	24	1809	1809	100.0%	remove	protected	0
4	setback	oak	30	2826	0	0.0%	save	specimen	30
5	setback	oak	24	1809	0	0.0%	save	protected	24
6	buildable area	holly	18	1017	1017	100.0%	remove	non-protected	0
7	***setback***	***oak***	***24***	***1809***	***1809***	***100.0%***	***remove***	***declining***	***0***
8	buildable area	magnolia	10	314	314	100.0%	remove	protected	0
9	buildable area	poplar	24	1809	312	17.3%	save	protected	24
10	***setback***	***oak***	***24***	***1809***	***1809***	***100.0%***	***remove***	***dead***	***0***
11	buildable area	redtip	7	154	154	100.1%	remove	non-protected	0
12	***buildable area***	***pine***	***20***	***1256***	***1256***	***100.0%***	***remove***	***dead***	***0***
13	***buildable area***	***pine***	***30***	***2826***	***2826***	***100.0%***	***remove***	***declining***	***0***
14	buffer	poplar	36	4069	0	0.0%	save	specimen	36
15	buildable area	maple	12	452	0	0.0%	save	protected	12
16	buildable area	magnolia	10	314	0	0.0%	save	protected	10
17	buffer	hardwood	38	4534	0	0.0%	save	specimen	38
18	buffer	hardwood	48	7235	0	0.0%	save	specimen	48
19	buffer	pine	24	1809	0	0.0%	save	protected	24
20	buffer	pine	24	1809	0	0.0%	save	protected	24
21	buffer	pine	34	3630	0	0.0%	save	specimen	34
22	boundry tree	pine	22	1520	0	0.0%	save	protected	22
23	boundry tree	hardwood	30	2826	0	0.0%	save	specimen	30
24	buildable area	hardwood	20	1256	0	0.0%	save	protected	20
25	setback	pine	18	1017	0	0.0%	save	protected	18
26	buildable area	hardwood	24	1809	0	0.0%	save	protected	24
27	buildable area	hardwood	24	1809	0	0.0%	save	protected	24
28	buildable area	hardwood	22	1520	0	0.0%	save	protected	22
29	boundry tree	pine	24	1809	0	0.0%	save	protected	24
30	boundry tree	pine	18	1017	0	0.0%	save	protected	18
31	boundry tree	hardwood	30	2826	0	0.0%	save	specimen	30
32	buildable area	hardwood	32	3215	0	0.0%	save	specimen	32
33	boundry tree	hardwood	16	804	0	0.0%	save	protected	16
34	boundry tree	hardwood	36	4069	0	0.0%	save	specimen	36
35	boundry tree	hardwood	10	314	0	0.0%	save	protected	10
36	boundry tree	hardwood	60	11304	0	0.0%	save	specimen	60
37	buildable area	hardwood	80	20096	0	0.0%	save	specimen	80
38	buildable area	pine	30	2826	0	0.0%	save	specimen	30
39	buildable area	pine	24	1809	0	0.0%	save	protected	24
40	buildable area	magnolia	12	452	0	0.0%	save	protected	12
41	buildable area	pine	24	1809	0	0.0%	save	protected	24
42	buildable area	hardwood	12	452	0	0.0%	save	protected	12
43	setback	hardwood	24	1809	0	0.0%	save	protected	24
44	setback	pine	30	2826	0	0.0%	save	specimen	30
45	setback	hardwood	18	1017	0	0.0%	save	protected	18

45	Total Existing Trees
1153	Total Existing DBH
10	Total Trees Removed
35	Total Trees Saved
209	Total DBH Removed
944	Total DBH Saved
643	Inches Per Acre Residual Tree Density

Notes:

1. Trees that are in shaded blocks have been removed
2. Trees in ***bold italics*** were removed due to decline or tree was dead.
3. Trees #6 & #11 do not meet the definition of a tree based on species of plant (#6 was a holly & #11 was a redtip photinia)
4. Trees #1, #2, #3 & #8 were met the definition of healthy trees and owner reserves the right to remove those trees under the provisions afforded in the document, "Dekalb County Homeowner Guide For Tree Removal"
5. Trees #7, #10, #12, & #13 were either dead or in severe decline

JN: 19 138

FLOOD HAZARD NOTE: THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062J EFFECTIVE DATE MAY 16, 2013

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
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.

0 50' 100'
1" = 50'

N (COMPASS)
W E
S

www.dekalbsurveys.com
COA 1086

REFERENCE: DB 7513 PG 452
SURVEY FOR HERMAN GROSS PROPERTY BY C.S. MERCER, C.E. DATED 4-23-1932

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 7513 PG 452
PROPERTY OWNER AT TIME OF SURVEY: JULIE R. ROBERTS
PARCEL NUMBER: 18-002-06-001

BASIS OF BEARINGS IS A SINGLE COMPASS BEARING AND ANGLES TURNED.
DATUM BASED ON DEKALB COUNTY GIS.

TOTAL AREA: 64,069 SQ FT, 1.47 AC
CALCULATED PLAT CLOSURE: 1:4,024,266

FIELD DATA:

DATE OF FIELD SURVEY 4-11-2019;
UPDATE 10-7-2020
UPDATE 10-23-2020
UPDATE 10-26-2020

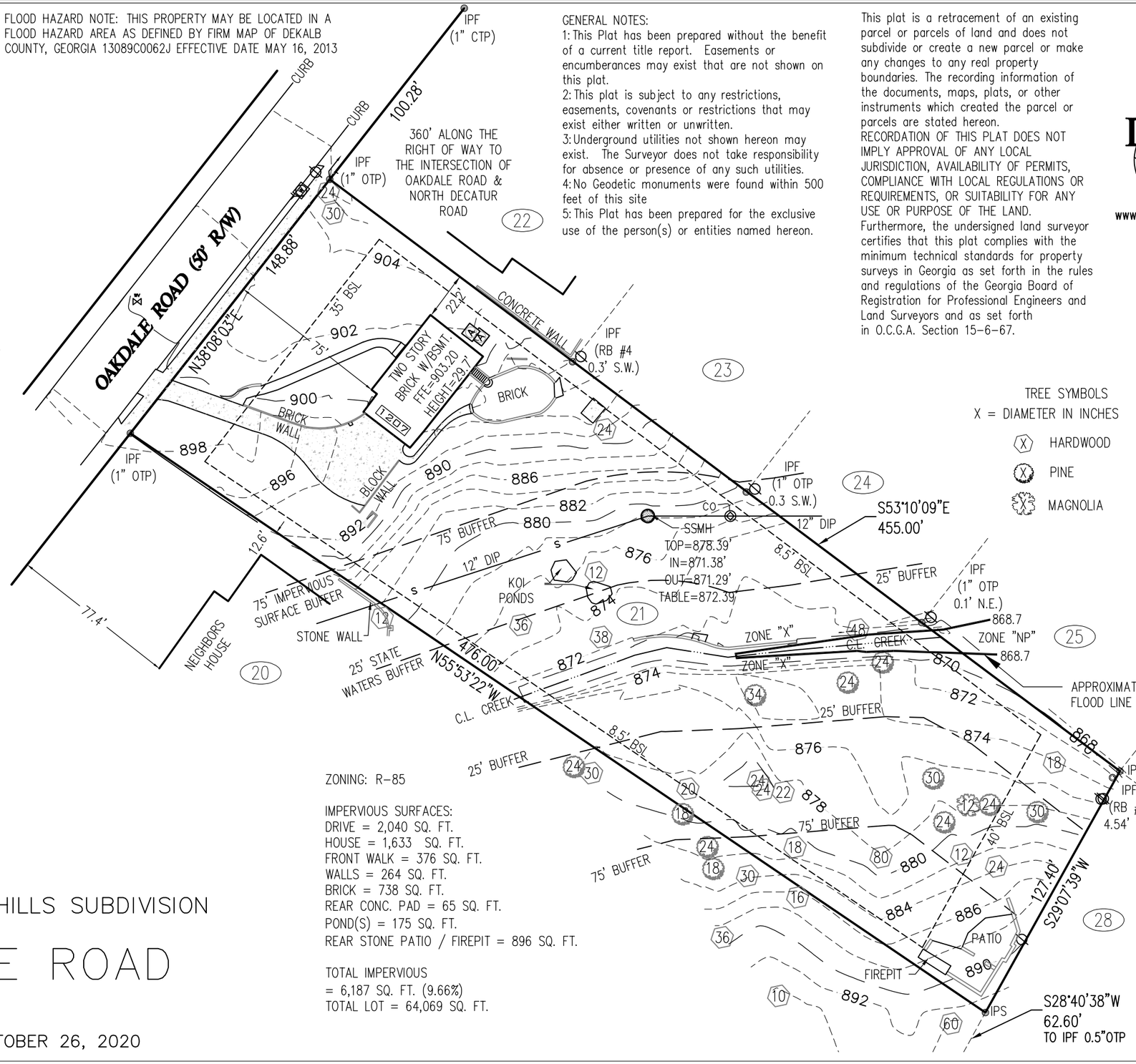
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR:
MARK JENSEN
LOT 21, BLOCK 13, DRUID HILLS SUBDIVISION

1207 OAKDALE ROAD

DEKALB COUNTY, GEORGIA
LAND LOTS 2 & 54, DIST 18
DATE: APRIL 12, 2019; UPDATE OCTOBER 26, 2020



ZONING: R-85

IMPERVIOUS SURFACES:
DRIVE = 2,040 SQ. FT.
HOUSE = 1,633 SQ. FT.
FRONT WALK = 376 SQ. FT.
WALLS = 264 SQ. FT.
BRICK = 738 SQ. FT.
REAR CONC. PAD = 65 SQ. FT.
POND(S) = 175 SQ. FT.
REAR STONE PATIO / FIREPIT = 896 SQ. FT.

TOTAL IMPERVIOUS
= 6,187 SQ. FT. (9.66%)
TOTAL LOT = 64,069 SQ. FT.

TREE SYMBOLS
X = DIAMETER IN INCHES
HARDWOOD
PINE
MAGNOLIA

LEGEND

EOP	EDGE OF PAVEMENT (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
SW	SIDE WALK
	BOLLARD
OHP	OVERHEAD POWER
FH	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
	CONCRETE PAD

GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M. COE

FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

BILL CALDWELL, PLA, ASLA
LANDSCAPE ARCHITECTURE
BCLADESIGN@GMAIL.COM
678-358-8055

1207 OAKDALE DRIVE
ATLANTA GA, 30307

LAND LOTS 2 & 54 / DIST. 18 /
BLOCK E / LOT 21, DRUID HILLS SUBDIVISION
DEKALB COUNTY, GEORGIA

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

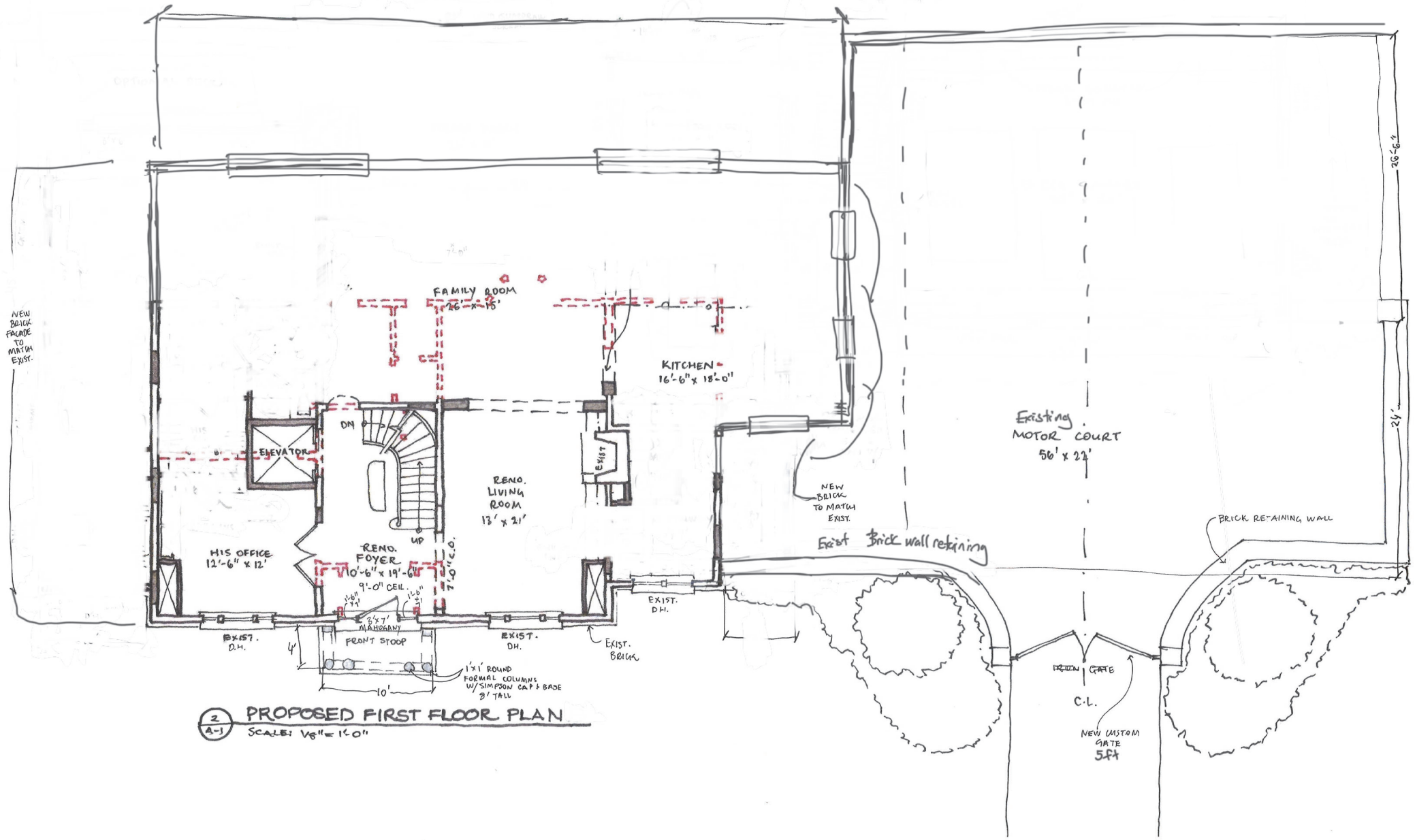
GEORGIA REGISTERED LANDSCAPE ARCHITECT WILLIAM H. CALDWELL
11/30/2020
GSNCC # 2419

REVISIONS		
	DESCRIPTION	DATE
	DRUID HILLS CIVIC ASSOCIATION SUBMITTAL	12/01/2020

SCHEMATIC
MASTER PLAN

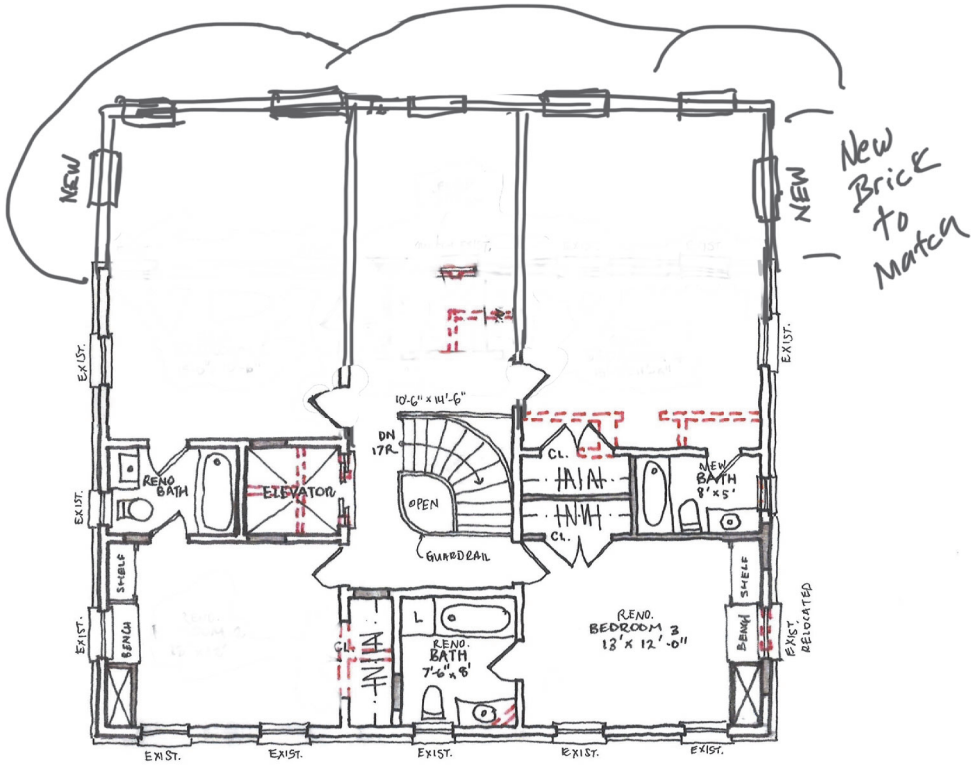
L-1.0

11/30/2020



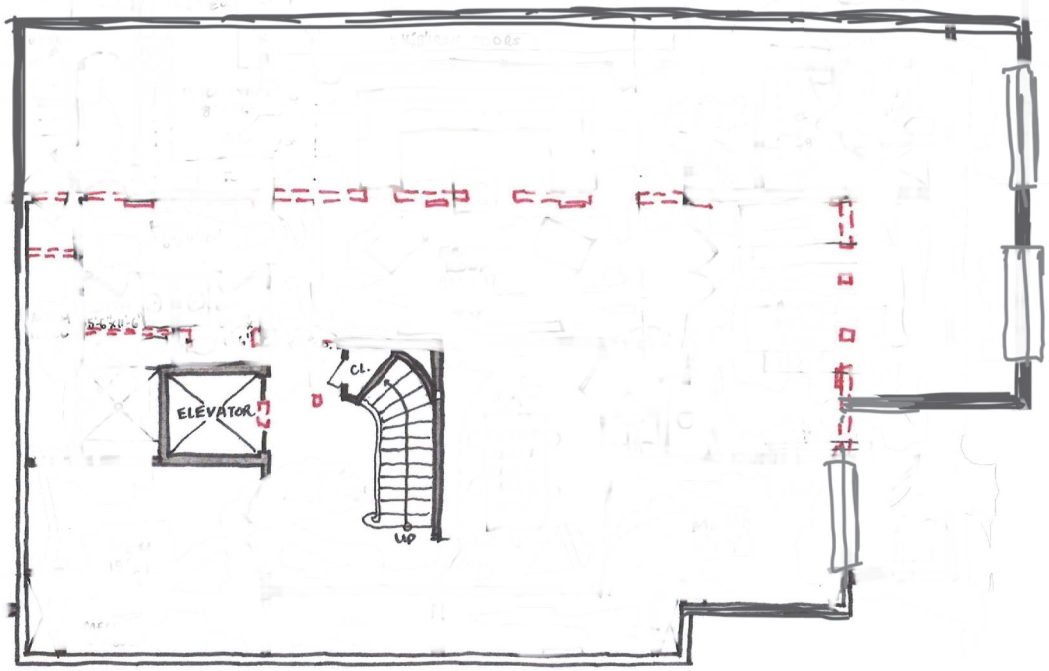
2 / A-1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



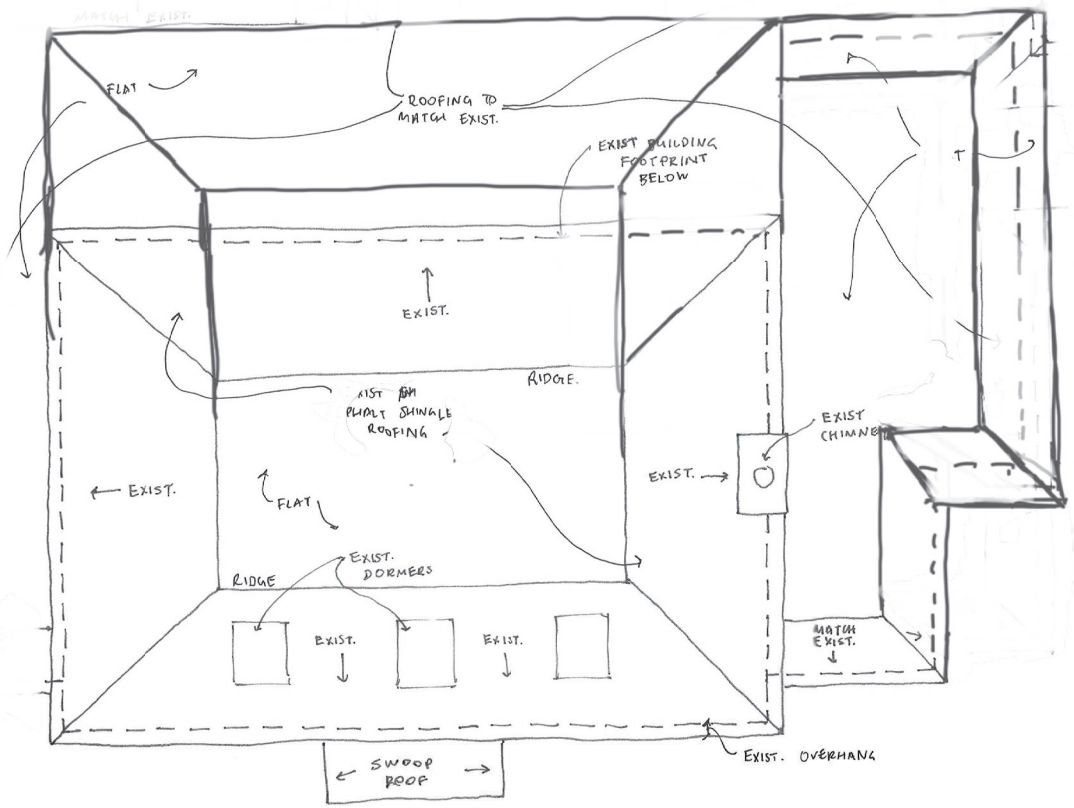
1 / A-2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1/A-3 PROPOSED BASEMENT FLOOR PLAN

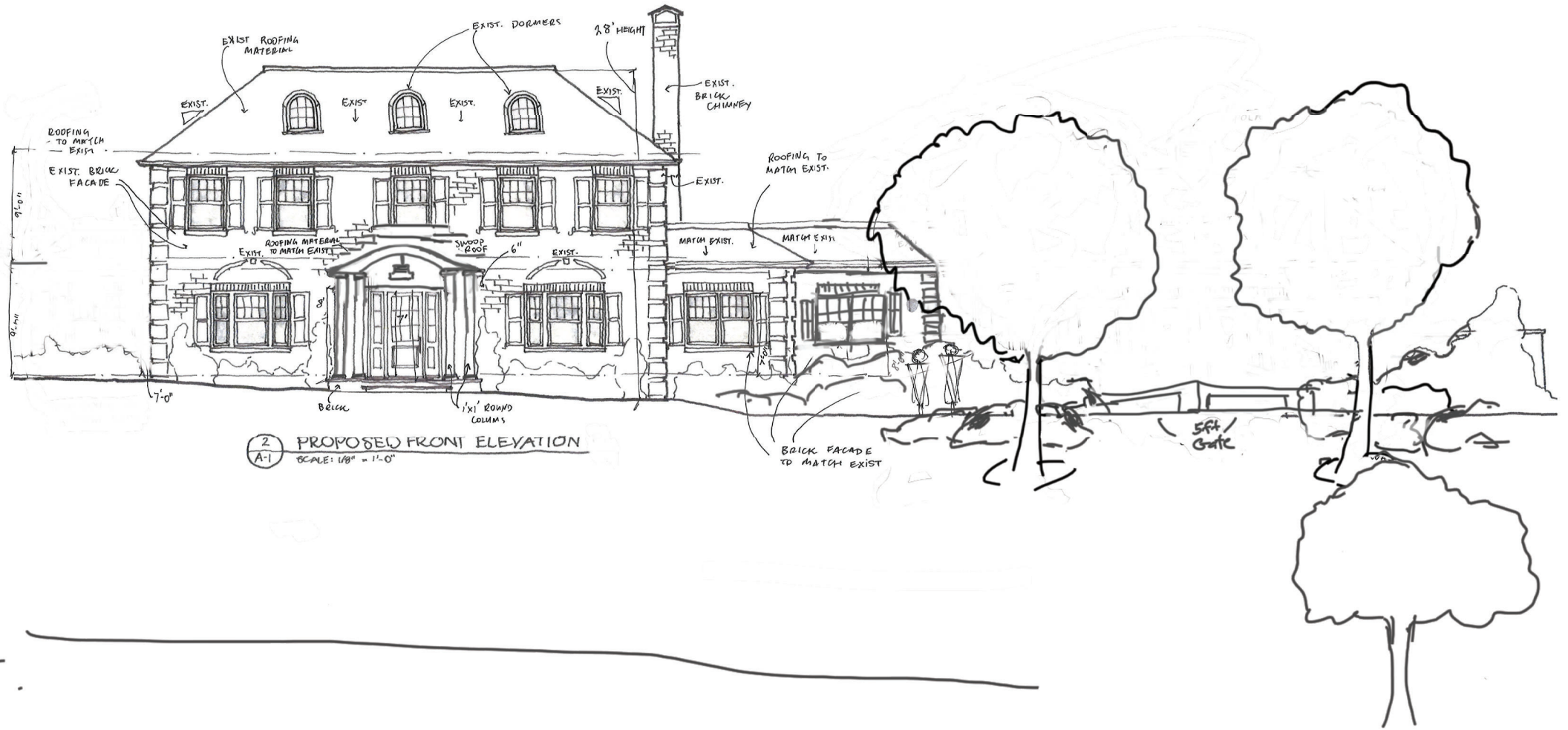
SCALE: 1/8" = 1'-0"



* ALL HIP ROOFING MATERIAL, PITCH, SHAPE, OVERHANG, ETC TO MATCH EXIST.

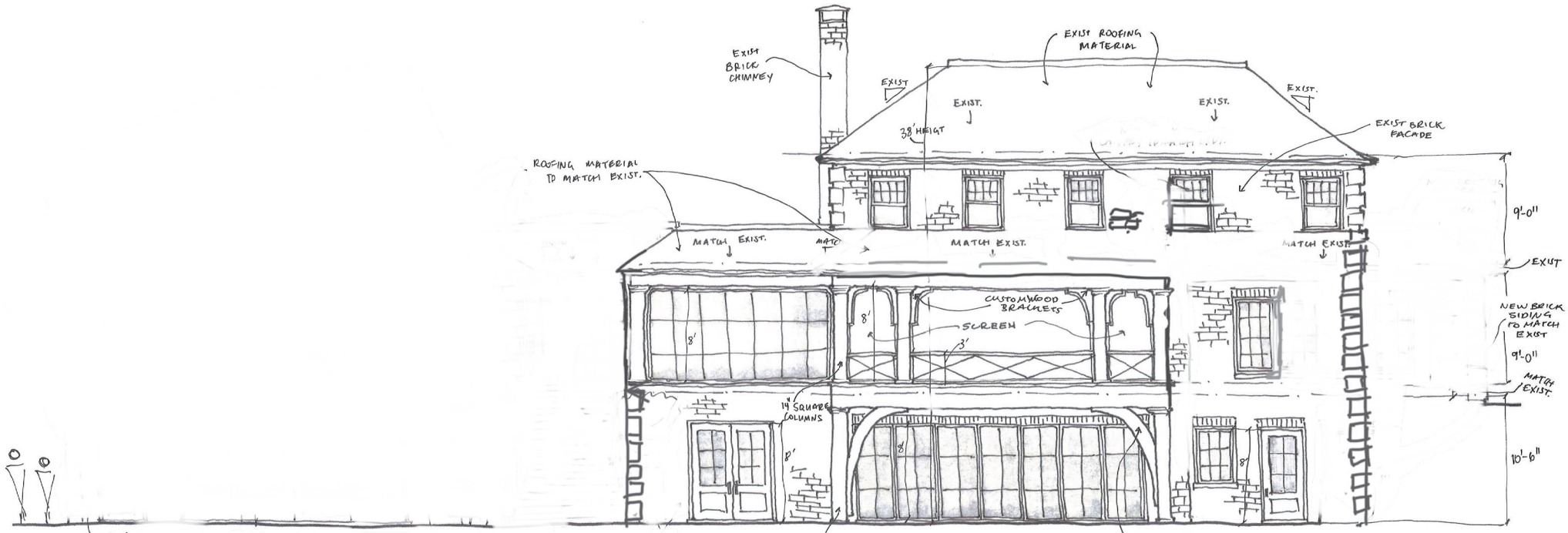
1/A1 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



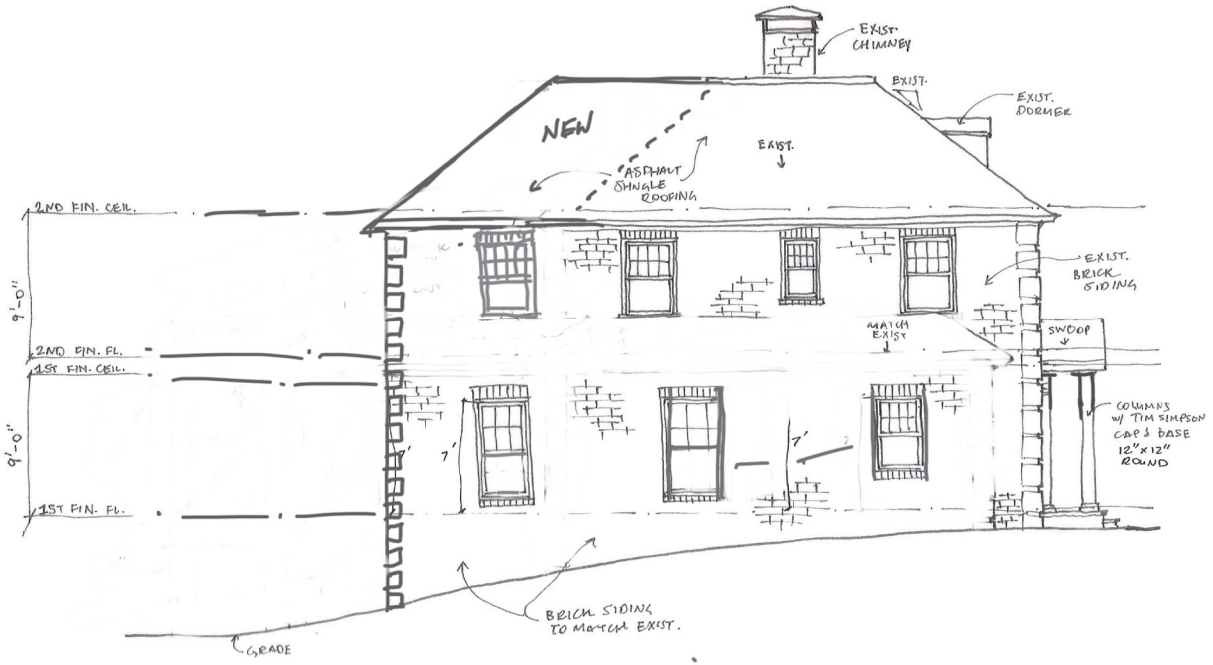
2 / A-1 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



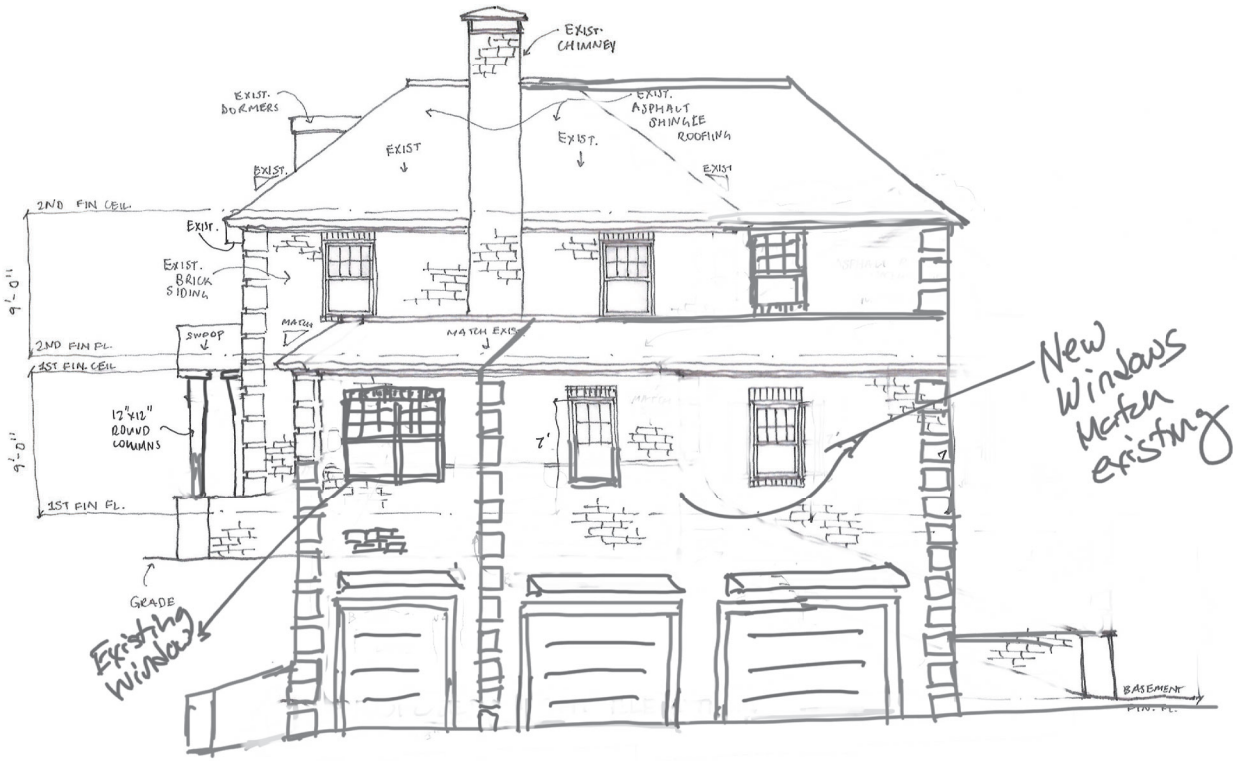
2 / A-4 PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

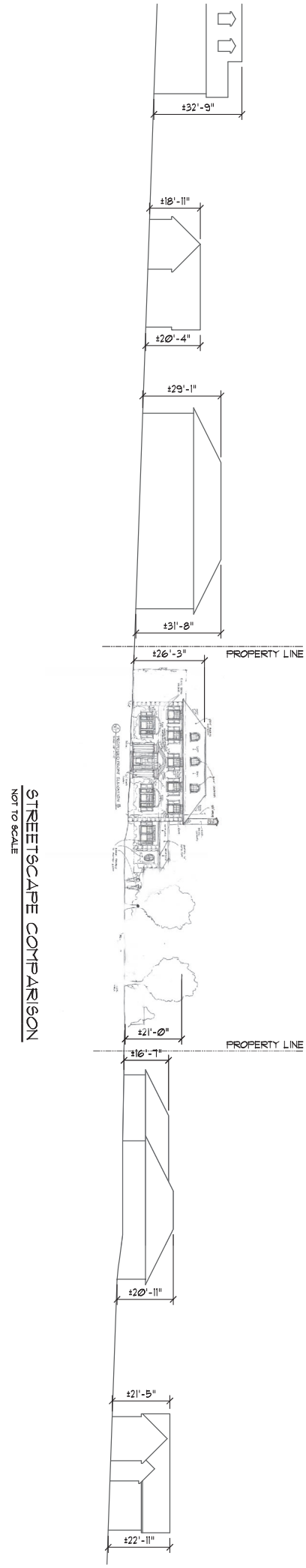


1/5 PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"



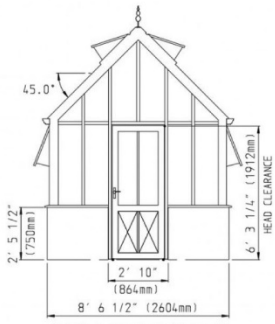
PROPOSED RIGHT ELEVATION
SCALE 1/8 = 1'0"



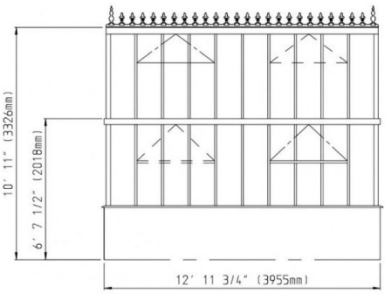
STREETSCAPE COMPARISON

NOT TO SCALE

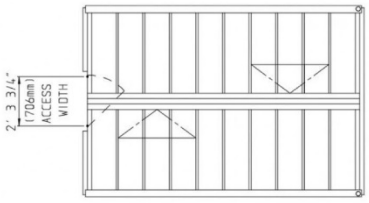
Proposed Green house design:



FRONT ELEVATION PLAN



RIGHT ELEVATION PLAN



AERIAL PLAN

Please see some updated pics. **For the fireplace.** Restoration of stone and mantle will be the steps performed along with a pergola style wooden overhead to match where previous metal anchors are represented in the structure. We will utilize timber intended to be from that period.

Photos showing proximity to neighbor's wall (to the left of the property) and driveway (to the right of the property):


8:04:44 AM
Nest


BUR 8895