"A New House, An Old Tradition"
The Campaign for Creighton-Vail Hall in the 21st Century

House Assessment

In 2008 the Gamma Tau chapter House Corporation enlisted an established Atlanta architectural firm, RWH, to assess the current state of the house at 841 Fowler Street. The purpose of the assessment was to review the architectural, mechanical, plumbing, electrical and structural condition of the house. From these findings, the House Corporation would be able to accurately determine the status of the house and establish a long term plan for sustainment.

RWH presented their assessment to the House Corporation in March, 2008. An outline of this assessment is listed below:

Architectural:

- Exterior: The General Structure is in fair condition. The addition is in fair condition, but will require new windows, doors, trim and flat roofing in the next few years. The backyard has serious drainage issues, compounded by the rise in grade since the construction of the addition. The windows and doors are in fair shape, but are not of an energy efficient design. The roof has been recently replaced due to storm damage.
- Interior: All areas of the interior are in fair to poor shape due to wear and age. Some spaces do not appear to be appropriate to their current use:
    - Library/Conference room is too small to be effectively used.
    - Dining space is not adequate to be used as both a dining and study space.
    - Kitchen is barely adequate in size, as it does not contain enough storage or freezer space. It does not meet current health codes or Atlanta Water standards for discharge of kitchen grease.
    - Resident Rooms are a serious fire and safety issue. This includes the significant expansion into the attic and electrical modifications.
- General: The building does not meet current life safety and building codes.

House Corporation response: The drainage issues in the back yard are definitely an issue caused by Island party. The sand has gradually raised the level of the backyard since 1995 to a point where water doesn't drain well and can run into the house and addition. The addition's flat roof, windows and doors will definitely need to be replaced soon, but will be repaired in the short term as needed. The windows in the main house were replaced a few years ago, but are not a very efficient design, but will last a few more years. The kitchen is a known issue with Gene [the cook] and the lack of a large freezer and pantry costs the meal plan by increased delivery charges and a lack of bulk purchasing. The kitchen appliances are very old and they do not meet

the most current health standards. Gene and the Kitchen steward are making sure that they are kept in best of condition and cleaned regularly, but will have to be replaced in the next few years. The condition of the residence rooms has been temporarily addressed by placing fire extinguishers and smoke alarms in each of the cubbies. This is only a temporary solution as the house does not have adequate life safety features, including a sprinkler system and integrated alarm system.

Systems: From a mechanical, electrical, plumbing systems standpoint, all of the building systems are either out of date, out of code or severely compromised by student construction. Most likely, any renovation would require the replacement of these systems to meet life safety, building construction code and current use standards.

House Corporation response: Since the house was constructed in 1962, many of these systems have received little more than routine maintenance or limited refurbishment. As a result of their age, many of these systems have begun to fail and are becoming increasingly more expensive to maintain and repair. Parts on many are now obsolete as they have been replaced by more efficient designs. In recent years, work has been done on the water heaters, HVAC and security systems as needed. The electrical service on the second floor has been modified by students over many years and routinely experiences issues that have to be addressed. They don't meet code and will need to be replaced at some point.

Structural: From a structural point of view, the existing building appears solid except for the attic, where the trusses have been compromised. There is a crack in the south wall of the addition and settlement in the northeast corner of the new addition due to drainage issues.

House Corporation response: We are aware of the construction in the attic. The roof is now sagging and will have to be addressed in the next few years. The new roof has been installed, but it highlighted the sagging truss issue. The settling of the addition could be as a result of the sand from Island Parties of old throughout the backyard and we are aware of the general drainage issues. These will need to be addressed in the next few years as well in order to maintain the integrity of the building.