

DeKalb County Historic Preservation Commission

Monday, June 17th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

N. 2052 Edinburgh Terrace, William W. Sapp. Replace roofing. **1247066.**

Built in 1941 (18 051 03 003)

This property is located in the Emory Grove Character Area and is not located in a National Register Historic District.

06-05 2052 Edinburgh Terrace (DH), Gary Gimmestad. Replace nonhistoric shed in backyard with a new, slightly larger shed. **Approved.**

02-06 2052 Edinburgh Terrace (DH), Gary & Susan Gimmestad. Widen driveway. **Approved.**

Summary

The applicant proposes replacing the existing asphalt shingle roof with fiberglass shingles. The fiberglass shingles will be a slightly lighter gray than the existing shingle roofing.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

6.1.5 *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 than 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.