

DeKalb County Historic Preservation Commission

Monday, July 5th, 2024- 6:00 P.M.

Staff Report

Consent Agenda

C. 2052 Edinburgh Terrace, William W. Sapp. Install solar panels. **1247119**

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.**
- 06-24 2052 Edinburgh Terrace, William W. Sapp. Replace roofing. 1247066. **Approved.**

Summary

The applicant proposes installing 15 solar panels on the Northern and Eastern facing sides of the house on the rear of the roof. The house faces the South, and the solar panels will not be visible from the Right of Way.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.

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.