

DeKalb County Historic Preservation Commission

Monday, June 15, 2026- 6:00 P.M.

Staff Report

Consent Agenda

E. 1895 Edinburgh Terrace, Rich Brasher. Construct an addition on the rear of a nonhistoric garage and replace windows and doors on the rear of a historic house. **1248164.**

Built in 1945; Garage Built in 1961- Nonhistoric (18 052 10 030)

This property is in the Emory Grove Character Area and Emory Grove National Register Historic District

- 12-22 1895 Edinburgh Terrace, Rich Brasher. Remodel and expand house, modify garage, add terrace, new landscaping. 1246105 – **For Comment Only.**
- 05-23 1895 Edinburgh Terrace, Rich Brasher. Add a partial second story, build a rear addition, open an enclosed porch, install a terrace in front of the house, install a patio and terrace behind the house, and install pathways connecting the front and rear yards. 1246372. **Approved with modification**
- 06-23 1895 Edinburgh Terrace, Rich Brasher. Build a terrace to connect the front stoop to the front corner porch. 1246491. **Approved automatically after 45 days without a decision by the HPC**
- 03-24 1895 Edinburgh Terrace, Rich Brasher. Modify existing COA to add carport to garage. 1246930. **Approved.**

Summary

The applicant proposes the following work:

1. Construct an addition the rear of a nonhistoric garage. A storage area extension, measuring roughly 10' x 10' will be constructed on the rear of a nonhistoric garage, near the Northern property line. The storage addition will be constructed with board and batten siding to match the existing gable ends of the garage, a polycarbonate panel shed roof, and wood shutters original to the existing garage.
2. Replace three windows along rear facade of house with three doors. Three double-hung windows on the rear façade of the house will be removed and replaced with new doors to match the width of the existing window jams. The window openings near the Northern property line will be replaced with French doors and the window toward the Southern property line will be replaced with a wood Dutch style door.
3. Shift an existing rear door from kitchen to rear yard. The existing rear door will be relocated to the rear façade of the house, so it is centered in the kitchen of the house. New door location replaces a fourth existing window on the rear of house. The relocated door entrance will be bricked with reclaimed brick and painted to match existing exterior.

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.
- 6.1.1 *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.
- 6.1.3 *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.
- 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.
- 11.0 *Nonhistoric Properties* (p94) 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.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 05-15-2026

Date Received: _____

Address of Subject Property: 1895 Edinburgh Terrace NE, Atlanta, GA 30307

Applicant: Rich Brasher E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1945

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input checked="" type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

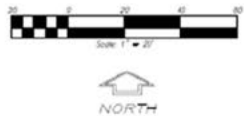
Two Items:
1) Construct 9'-6"x10'-0" storage area as an extension to the rear of an existing 10'-2"x20'-0" garage.
2) Replace three windows along rear facade of house with three doors to increase exterior access to the rear garden. Additionally, shift existing rear door from kitchen to rear yard so it is centered in the kitchen rather than to one side. New door location replaces a fourth existing window. Existing door location will be bricked with reclaimed brick and painted to match existing exterior. New doors will be the same width as existing windows.

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 plansustain@dekalbcountyga.gov and pvinnings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Signature of Applicant: 

FLOOD HAZARD STATEMENT

I, H. E. ON THIS DATE (07/05/2024), EXAMINED THE FLOOD HAZARD MAP AND FOUND, IN MY OPINION, THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. PANEL 13089C00561, EFFECTIVE 08/15/2019



PARCEL INFORMATION

PROPERTY ADDRESS: 1895 EDINBURGH TERRACE
ATLANTA, GA 30307

LOT AREA: 14,768 SQ FT OR 0.3380 ACRES

FRONT OF WAY: 30 FEET (PUBLIC)

OWNER INFORMATION

RICHARD C. BRASHER

SURVEY NOTES

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF ORIGINAL SURVEY IS AUGUST 26, 2021.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO OBSTACLES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 3/16 30,000 FEET AND AN ANGULAR ERROR OF 1/16 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3/16 150,000 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) EQUIPMENT USED: TOPCON GTS 225 TOTAL STATION.
- 10.) REFERENCE P.B. 12 PG. 112
- 11.) TAX ID # 052 10 030

ZONING REGULATIONS:

ZONING: R-7D

BUILDING LINES:
FRONT: 40 FEET (PER PLAT)
REAR: 30 FEET (PER ZONING)
SIDE: 7.5 FEET
REAR: 40 FEET

MAX. BLDG HT - 35 FEET
MAX. LOT COVERAGE ALLOWED - 35%

INDIVIDUAL CODES (SQ)

HOUSE: 1,103
DRIVEWAY: 1,043
GARAGE: 203
PORCH & PATIO: 135
WALK & STEPS: 266
ELECTRIC TOTAL: 2,752 OR 18.6%

CARPET & SHED: 226
DRIVEWAY EXPANSION: 296
TERRACE: 170
UNIMPROVED TOTAL: 209
TOTAL: 3,452 OR 23.4%

DEKALB COUNTY - NOTES:

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEVELOPMENT.
2. ALL TREES TO REMAIN SHALL HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEVELOPMENT DEBRIS TO BE MAINTAINED OFF-SITE.
4. QUANTITIES AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET, TREE PROTECTION AREA, OR OTHER FRONT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE (ON-SITE INSPECTORS).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913.

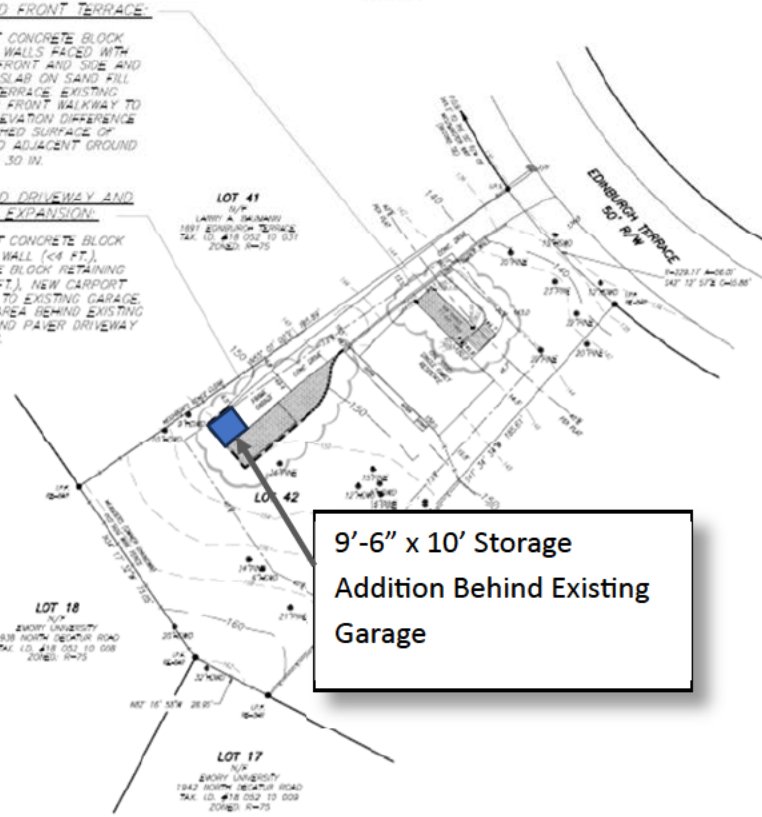
FOR FURTHER CONTACT:
RICH BRASHER (HOMEOWNER AND ENGINEER)
(760) 936-1248
brasherich@gmail.com

PROPOSED FRONT TERRACE:

CONSTRUCT CONCRETE BLOCK PERIMETER WALLS FACED WITH BRICK ON FRONT AND SIDE AND CONCRETE SLAB ON SAND FILL FOR NEW TERRACE EXISTING STEPS AND FRONT WALKWAY TO REMAIN. ELEVATION DIFFERENCE FROM FINISHED SURFACE OF TERRACE TO ADJACENT GROUND IS $\leq 1/8$ TO 3/8 IN.

PROPOSED DRIVEWAY AND CARPORT EXPANSION:

CONSTRUCT CONCRETE BLOCK RETAINING WALL (<4 FT.), LANDSCAPE BLOCK RETAINING WALL (<2 FT.), NEW CARPORT ADJACENT TO EXISTING GARAGE STORAGE AREA BEHIND EXISTING GARAGE AND PAVER DRIVEWAY EXPANSION.



9'-6" x 10' Storage Addition Behind Existing Garage



LOCATION MAP

LEGEND

- M/R = MAIN ROAD
- J.R. = JUNCTION BOX
- L.S. = LATCH STOP
- D.I. = DROP INLET
- S.S.E. = SANITARY SEWER EXIT
- D.A. = DRAINAGE AREA
- L.A. = LOT UTILITY ALIGNMENT
- W.R. = WIRE RUN ALIGNMENT
- L.O.S. = LOW VOLTAGE
- C.T.P. = CEMENT TOP PAVE
- O.T.P. = OBTAIN TOP PAVE
- R.O. = ROADWAY
- M. = MILE ALIGNMENT
- B.L. = BUILDING LINE
- R.O.F.W. = RIGHT OF WAY
- P.P. = POWER POLE
- E. = CENTER LINE

- CONCRETE BLOCK RETAINING WALL (<4 FT.)
- LANDSCAPE BLOCK RETAINING WALL (<2 FT.)
- SLT FENCE

SURVEY PREPARED BY:

Richard C. Brasher, PE, AICP
Professional Engineer
No. 2157

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL ENGINEERS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 78-6-11 AUTHORITY O.C.G.A. 78-6-15-17, 43-10-4, 43-10-6, 43-10-16, 43-10-32

SURVEYED: REP
DRAWN: H.E. SAM
DWG NO: EDINBURGH 1895
DATE: SEP. 5, 2021
FILE NO: 21-0252

JA. EVANS & ASSOCIATES
1895 EDINBURGH TERRACE
ATLANTA, GA 30307
TEL: 404-525-1234

FOR FURTHER CONTACT:
RICH BRASHER (HOMEOWNER AND ENGINEER)
(760) 936-1248
brasherich@gmail.com

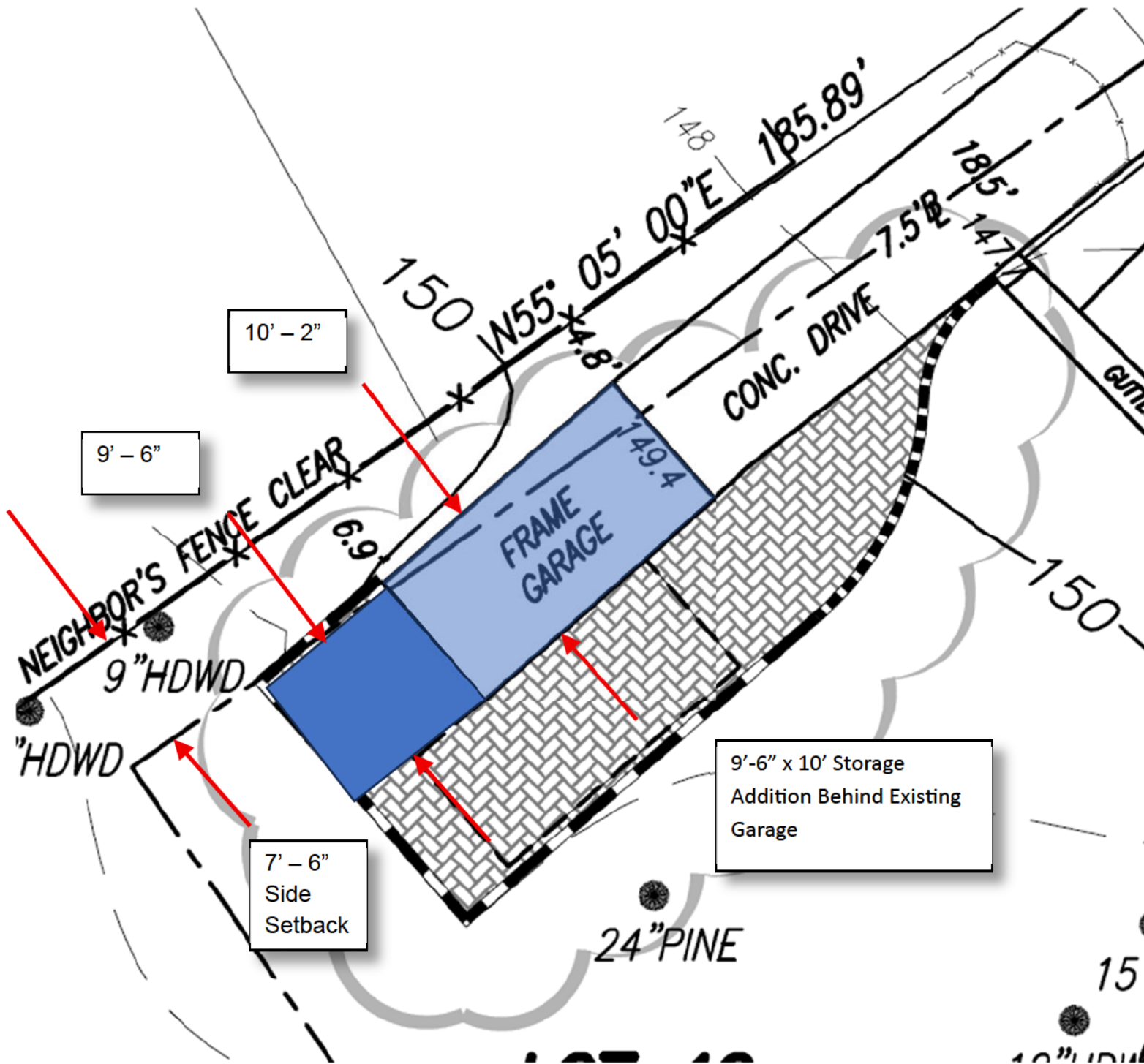
Richard C. Brasher, PE, AICP
Professional Engineer
No. 045781

GEORGIA
Professional Engineer
No. 045781

SITE PLAN PREPARED FOR:
1895 EDINBURGH TERRACE
LOT 42, BLOCK E, SECTION 2
EMORY GROVE
L.L. 52, DISTRICT 18
DEKALB COUNTY, GEORGIA

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA STATUTES AND REGULATIONS OF LAW.

Richard C. Brasher, PE, AICP
Professional Engineer
No. 2157





These shutters were found in the attic of the existing garage. They will be repurposed to provide ventilation into the storage area by being incorporated into the rear gable-end of the storage addition.



3'-0" x 6'-8" door

8'-0"

6'-7"

10'-0"



Polycarbonate roof panel to provide interior illumination, as there will be no lighting inside.



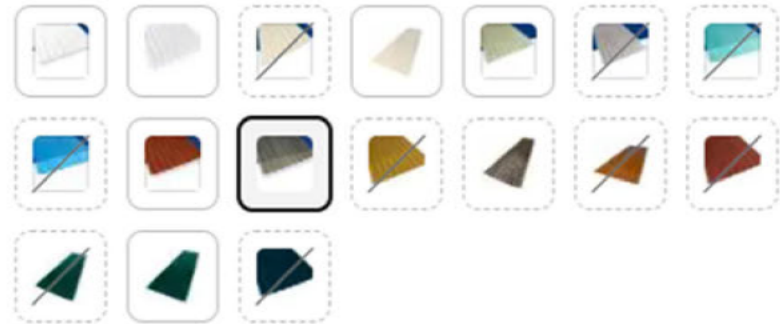
Best Seller

2.2 ft. x 12 ft. Corrugated Polycarbonate Roof Panel in Solar Gray

by **Suntuf** >

★★★★★ (3048)

Color/Finish: **Gray**



Approximate Length (ft.): **12 ft**

6 ft

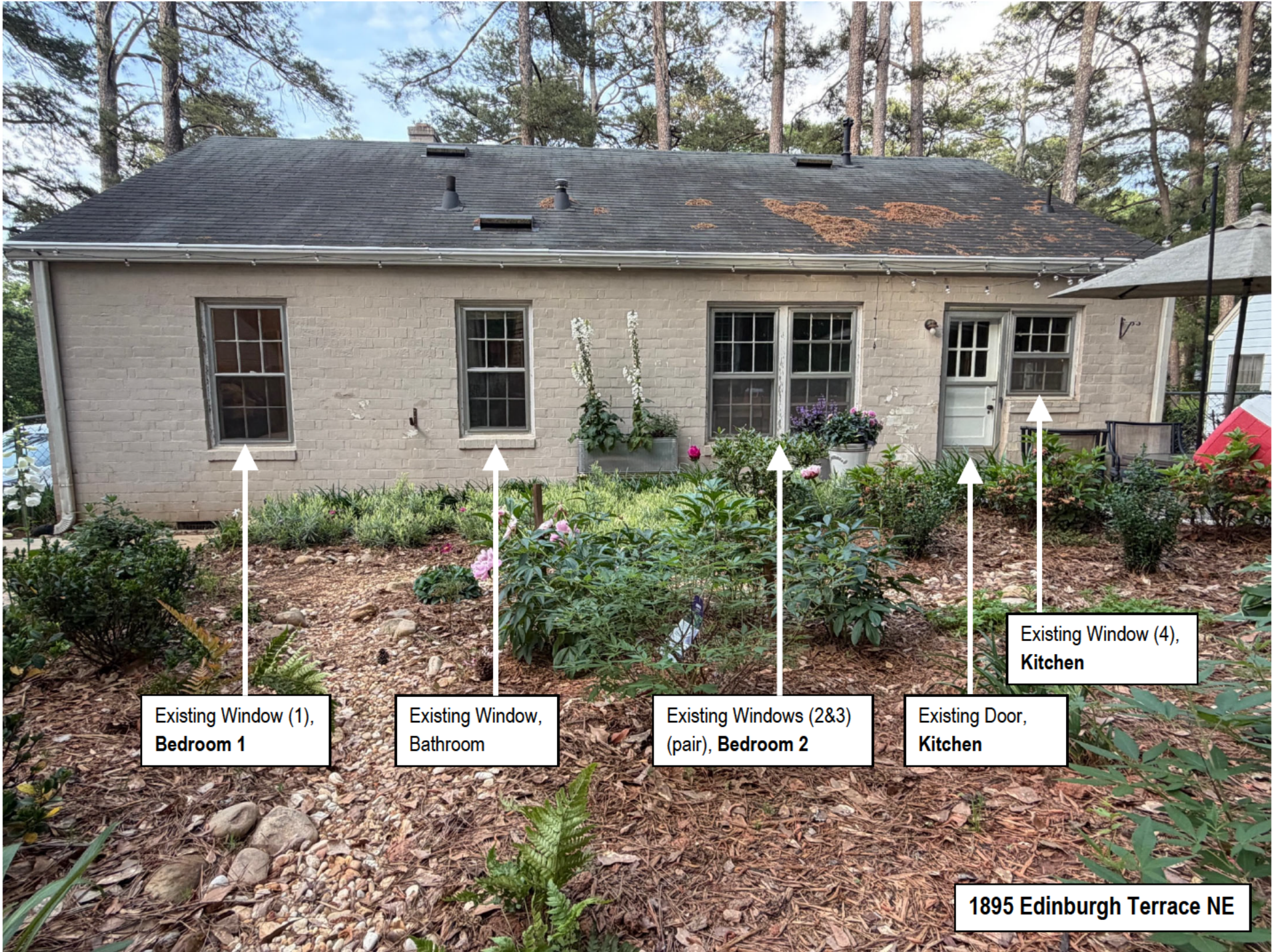
8 ft

10 ft

12 ft

Live Chat

Feedback



Existing Window (1),
Bedroom 1

Existing Window,
Bathroom

Existing Windows (2&3)
(pair), **Bedroom 2**

Existing Door,
Kitchen

Existing Window (4),
Kitchen

1895 Edinburgh Terrace NE



Bedroom 1

Replace Window
w/ full-lite French
door, swing out,
hinge on left



Bedroom 2

Replace Windows
w/ pair of full-lite
French doors, swing
out, operable door,
hinge on left



Kitchen

Brick up existing
door location w/
bricks reclaimed
from French door
installations

Kitchen

Replace Window
w/ Dutch door,
divided lite upper,
solid lower, swing
out, hinge on right

NOTE:

New doors will be same width as existing windows

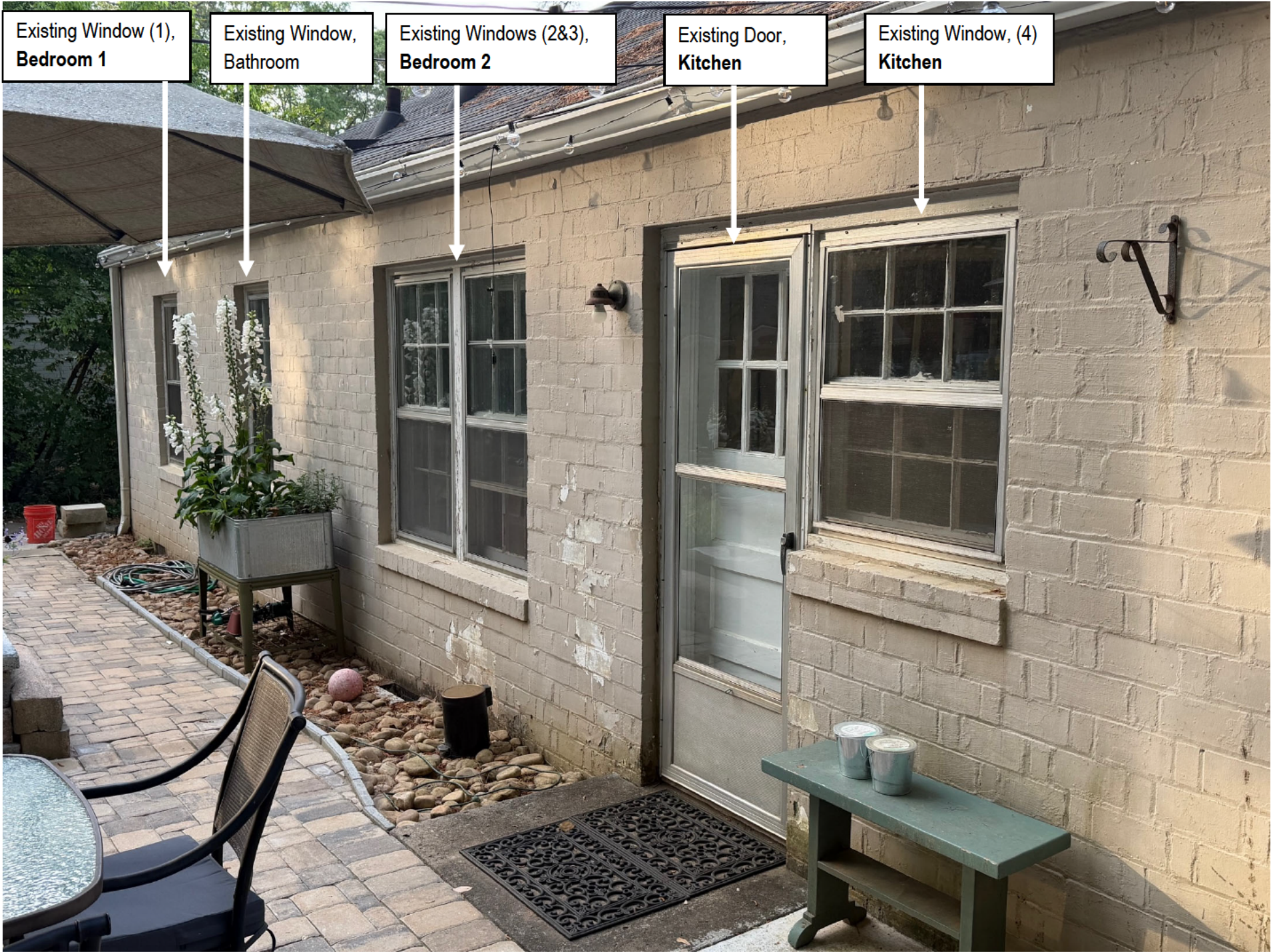
Existing Window (1),
Bedroom 1

Existing Window,
Bathroom

Existing Windows (2&3),
Bedroom 2

Existing Door,
Kitchen

Existing Window, (4)
Kitchen



NOTE

Small decks will be incorporated over area with river stones for transition from bedrooms to the rear walkway.

Kitchen

Brick up existing door location w/ bricks reclaimed from French door installations

Kitchen

Replace Window w/ Dutch door, divided lite upper, solid lower, swing out, hinge on right

Bedroom 1

Replace Window w/ full-lite French door, swing out, hinge on left

Bedroom 2

Replace Windows w/ pair of full-lite French doors, swing out, operable door, hinge on left

