

DeKalb County Historic Preservation Commission

Monday, October 19, 2026- 6:00 P.M.

Staff Report

Regular Agenda

H. 1610 Emory Road, William Palmer. Replace the window sashes on a historic house. **1248336.**

Built in 1920 (18 053 02 018)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

08-23 1610 Emory Road, Joseph Guynup. Replace all windows. 1246595. **Approved with Modification.**

Summary

The applicant proposes replacing the window sashes on a historic house. The double-hung sashes on the front, side, and rear elevations of the historic houses will be replaced with new, wood double-hung sashes with no changes to other elements of the window.

Recommendation

Approve with Modification. Staff recommends approval with the condition that in the event that a window is damaged during the replacement of the sash, it is repaired in accordance with Guideline 6.1.4 and is only replaced with an in-kind unit that duplicates all proportions and configurations of the original window, including material.

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 (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 Architectural Details (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

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