

DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

Staff Report

Consent Agenda

C. 1063 Oakdale Road, Trent Veal. Install solar panels on the rear and side roof of a historic house. **1247799.**

Built in 1929 (18 002 06 031)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

Summary

The applicant proposes installing solar panels on the rear and side roofs of a historic house. The panels will be installed on the rear façade and South side façade of the hipped roof. The panels will primarily not be visible from the Right of Way, however, the panels on the South façade may be slightly visible during the winter months when the trees are bare.

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.
- 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.
- 6.2 *Mechanical Services* (p58) Guideline - The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation (front) of a building should not be disrupted by the addition of mechanical services.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 09/16/2025

Date Received: 9/16/2025

Address of Subject Property: 1063 Oakdale Rd NE Atlanta, GA 30307

Applicant: Trent Veal E-Mail: trent@altenergyse.com

Applicant Mailing Address: 160 Collins Industrial Blvd Athens, GA 30601

Applicant Phone: 678-941-6961

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

Owner(s): Muffie Michaelson Email: muffiemich@gmail.com

Owner(s): Rob Dretler Email: rdretler@gmail.com

Owner(s) Mailing Address: 1063 Oakdale Rd NE Atlanta, GA 30307

Owner(s) Telephone Number: 404-314-0683

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

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☒
Moving a Building	☐	Sign Installation	☐		

Description of Work:

Installing 12.18kW rooftop solar panel array with ESS (Energy Storage System).

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 pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Rob Dretler and Alice (Muffie) Michaelson

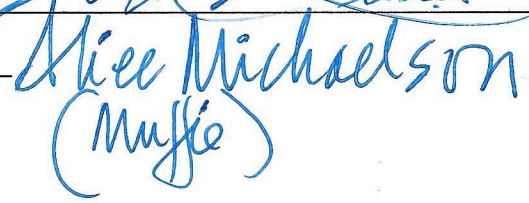
being owner(s) of the property at: 1063 Oakdale Road NE, Atlanta, GA 30307

hereby delegate authority to: Trent Veal

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date: 9/16/25



(Muffie)

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Job #823

Muffie Michaelson

1063 Oakdale Rd NE, Atlanta

Existing:
200A main panel
100A sub panel
New:
Inverter
2x Batteries
CCA

New:
200A PV Disco
ESS/RSD Remote switch

Existing:
200A meter/Main



Job #823

Muffie Michaelson

1063 Oakdale Rd NE, Atlanta



+ Inverter

 Auto String

Sol-Ark 15K-2P

Sol-Ark 15000W

DC/AC: 0.8

Inverter 

MPPT 1 

+ String

JKM430N-54HL4R-BDB

String 9 

MPPT 2 

+ String

JKM430N-54HL4R-BDB

String 6 

String 6 

MPPT 3 

+ String

JKM430N-54HL4R-BDB

String 7 

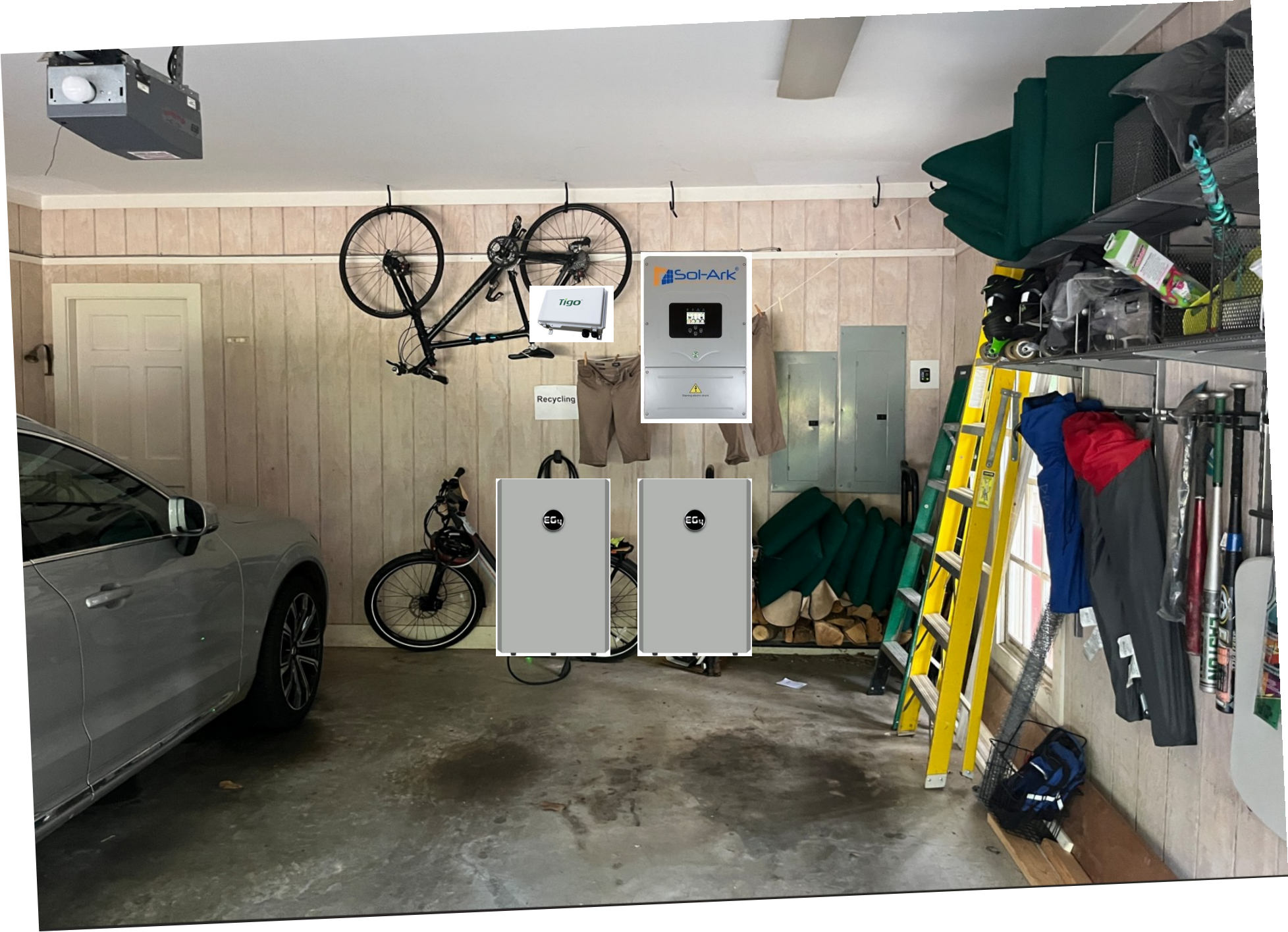
Select isolating parallel or separately

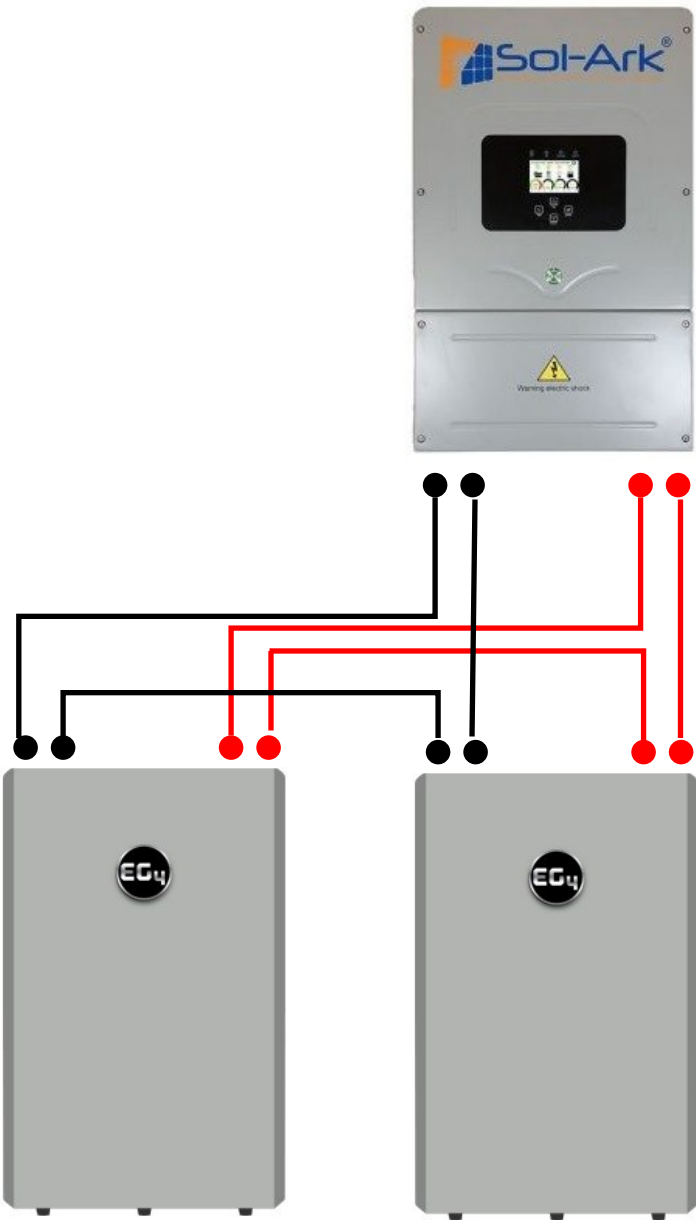
Isolate strings

Choose... 

Update







SOUTHWIRE® ROYAL® SUPER EXCELENE® XX AWG (XX.XXmm2) WELDING CABLE E308663 (UL) 600V -50C TO +90C OIL RESISTANT -- MADE IN USA --Sequential Footage Marking--

Table 1 – Weights and Measurements								
Stock Number	Cond. Size	Cond. Number	Cond. Strands	Jacket Thickness	Approx. OD	Approx. Weight	Ampacity	Insul. Color
	AWG/Kcmil	No.	No.	mil	inch	lb/1000ft	Amp	
647661	2/0	1	3325	100	0.697	542	300	OE

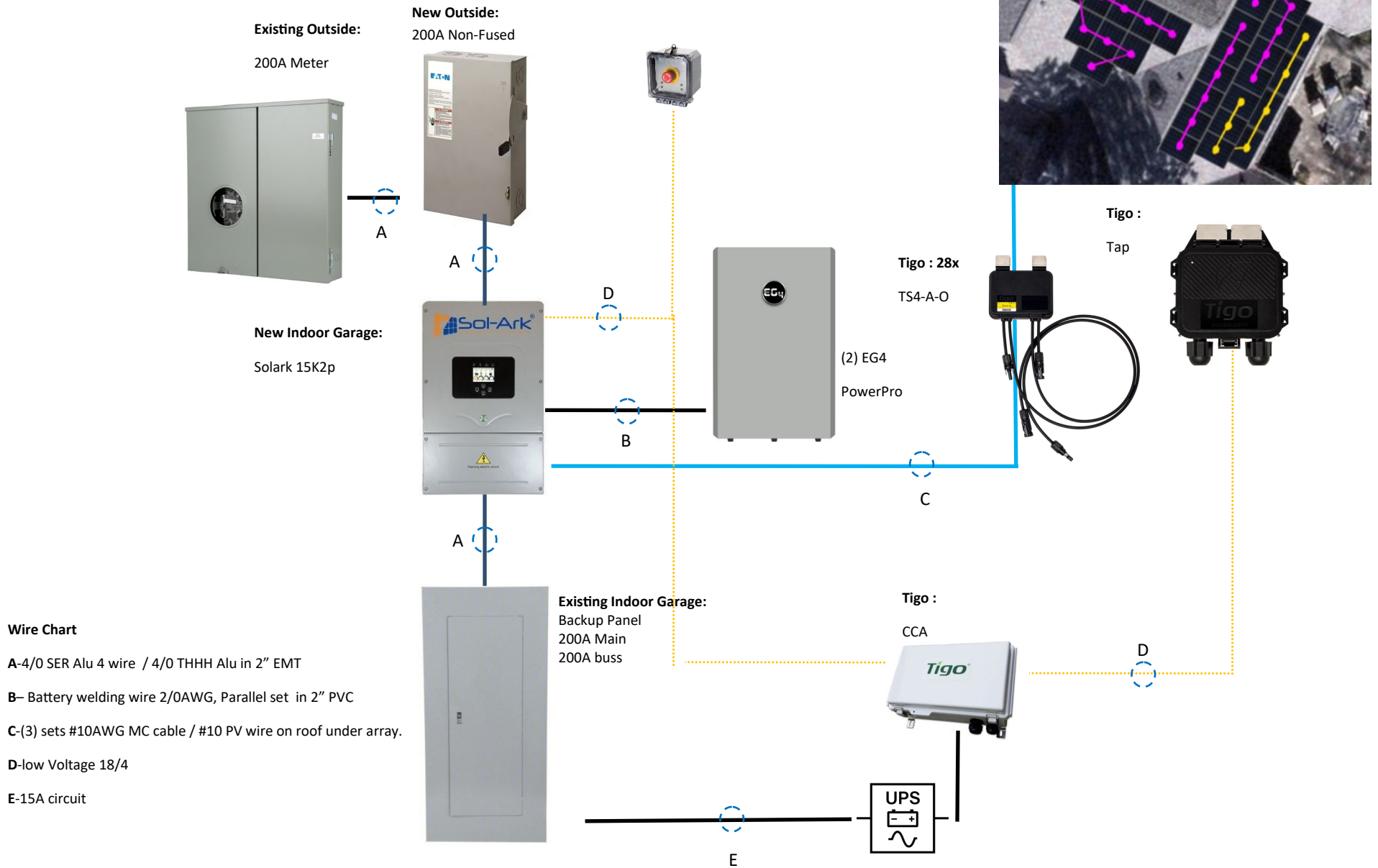
Job #823

Muffie Michaelson

1063 Oakdale Rd NE, Atlanta

New:
200A PV Disco
ESS/RSD Remote switch





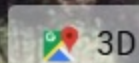
Completely
obscured view of
southern array

Areas we could
move the 6
modules that may
be apparent but
they would have
to be mounted
parallel to the
valleys marked
with blue line

Portion of the array
apparent at any time
from street between
orange and yellow

Tree which
when leaved
completely obscures
southern array from
street

Seasonally
apparent view of
southern array



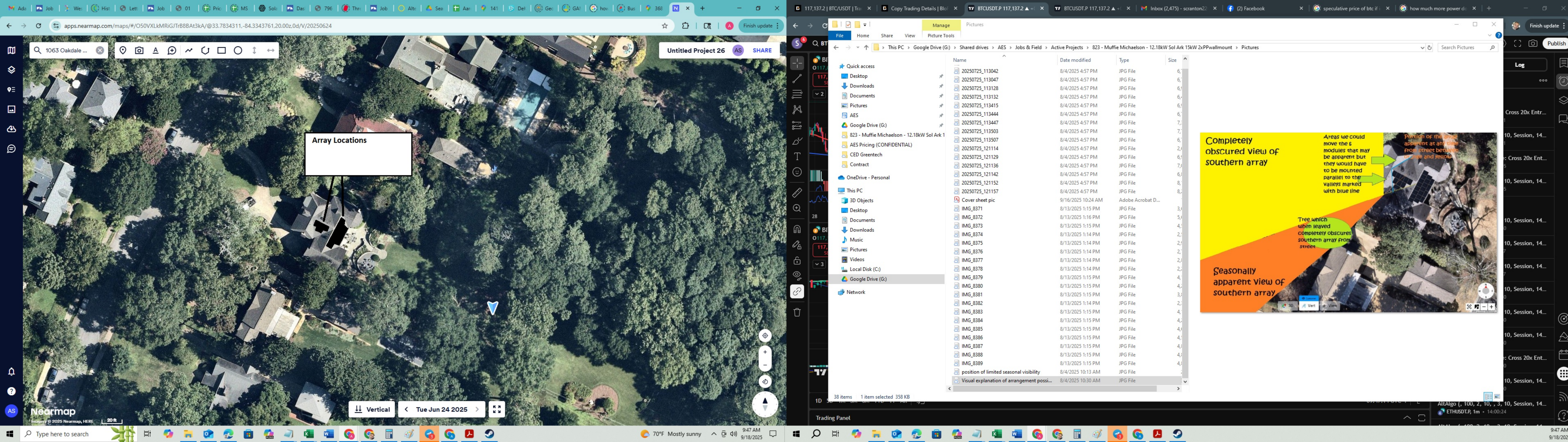
3D

Customer

Vert

+ View



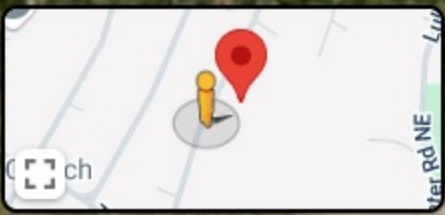




Array Locations



Position of
limited, seasonal
visibility.



Google

