

DeKalb County Historic Preservation Commission

Tuesday, February 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

F. 1227 Oxford Road, Susan A. Miller. Remove and replace windows on a historic house. **1247409**

Built in 1922 (18 054 05 001)

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

- 02-01 1227 Oxford Road (DH), Susan Miller. Build 18" high brick retaining wall across front of lot. Pave new walkway from driveway to house. **Approved**
- 03-02 1227 Oxford Road (DH), Susan Miller. Replace Plexiglas on enclosed side porch with casement windows. **Deferred.**
- 04-02 1227 Oxford Road (DH), Susan Miller. Replace Plexiglas on enclosed side porch with casement windows. Deferred from March. **Approved.**
- 12-10 1227 Oxford Road (DH), Susan A. Miller. Construct retaining wall along driveway. 16793. **Approved.**

Summary

The applicant proposes replacing a total of 13 single-pane windows and storm covers on a historic house. The 13 windows include 8 windows on the front façade of the house and 5 on the side elevation, facing inward to the den. The replacement windows will be full frame, double hung Ivory aluminum Clad and pine windows with simulated divided lites that will match the existing windows in configuration and design.

Recommendation

Approve with Modifications. The applicant may replace windows located on the side elevations of the property and remove the nonhistoric storm covers; however, the windows on the front façade of the house should be retained and repaired if possible and only replaced if the windows cannot be repaired, in accordance with guideline 6.1.4.

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.
- 6.1.4 *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.
- 6.1.4 *Windows* (p55) Guideline - The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be able to be

removed at a later date, thus guaranteeing sensitive placement. Interior storm windows are recommended as an alternative to the usual exterior application. Replacement windows, if using insulated glass, should have either true divided lights with muntins no larger than the original or false muntins applied to the exterior and interior (not just snap-on). These windows are now available at reasonable cost.



Development Services Center
 178 Sams Street
 Decatur, GA 30030
www.dekalbcountyga.gov/planning
 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
 Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
 Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: January 13 2025 Date Received: _____

Address of Subject Property: 1227 Oxford Rd NE Atlanta GA 30306

Applicant: Susan A. Miller E-Mail: susanmillera@aol.com

Applicant Mailing Address: 1227 Oxford Rd NE Atlanta GA 30306

Applicant Phone: (404) 797-9302

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

Owner(s): Susan A. Miller Email: susanmillera@aol.com

Owner(s): _____ Email: susanmillera@aol.com

Owner(s) Mailing Address: 1227 Oxford Rd. Atlanta GA 30306

Owner(s) Telephone Number: (404) 797-9302

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

Nature of work (check all that apply):

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

Description of Work:

Remove 13 existing 1924 single pane windows and storm covers. Replace with full frame, double hung 13 custom built windows (8 across front of home, 5 on den side). These custom windows are the same brand, same specs of existing double hung windows and tie into the architectural design of the sunroom (YR 2002). The windows will provide energy efficiency and more importantly respect safety standards. The storm windows that currently cover these 13 windows make it impossible to escape any potentially dangerous situation with potential fire etc.

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: Susan Applegate Miller



1227 Oxford Rd NE
ATL 30306
Susan A. Miller
404.797-9302

1. Consistent with Original & area of Influence



1227 Oxford Rd NE
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Susan A. Miller
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2. Fenestration Home & Front Windows

1227 Oxford Rd NE
ATL 30306
Susan A. Miller
404.797-9302

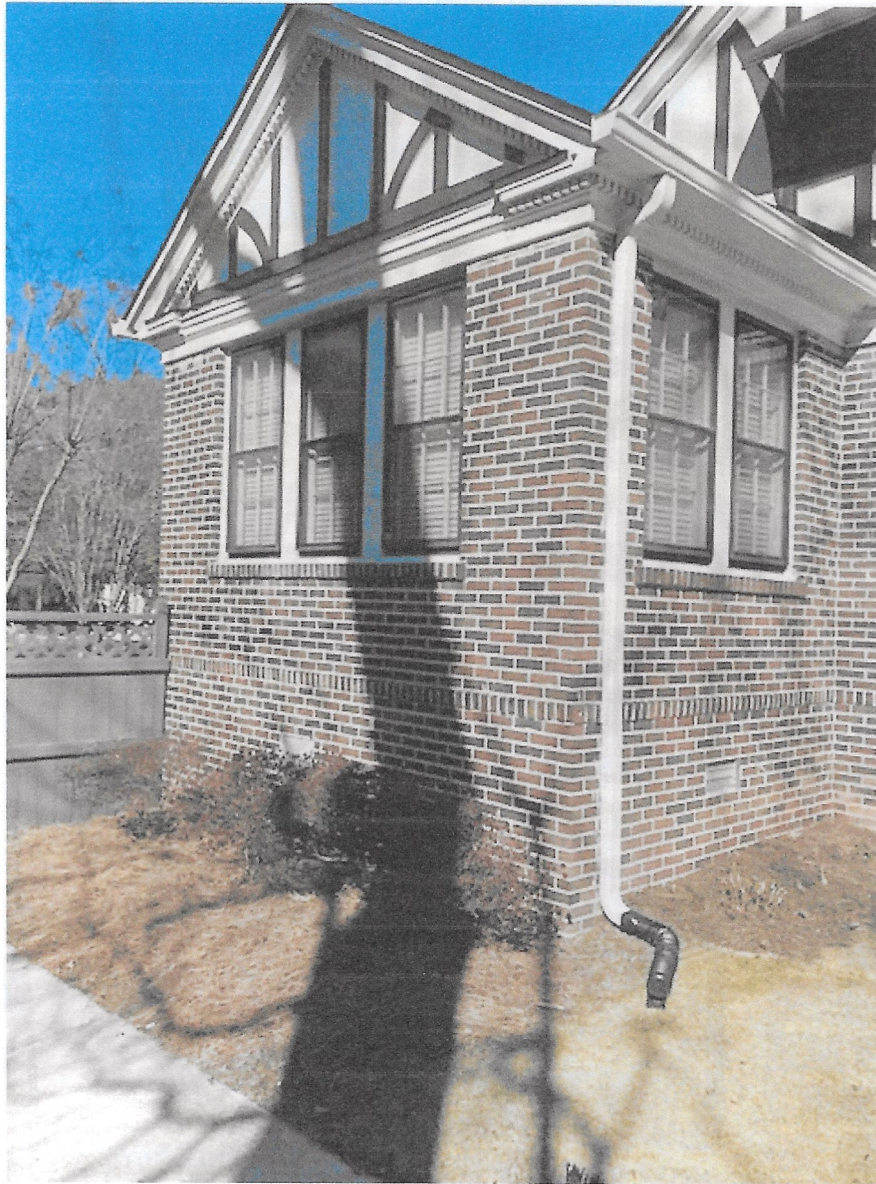
2 Fenestration Home & Front Windows - Part 2

Handwritten notes and a circled number 63.



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3. Fenestration Home Front Windows - Porch



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30306
ATLANTA
404.797-9302

4. Fenestration Side view Old Windows w/Storm Covers

8

8



1227 Oxford Rd NE
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1227 OXFORD RD
ATL 30306
SUSAN A MILLER
404 797 9302

5. Existing Window Pane Orientation

| | |
|---|---|
| ③ | ⑨ |
|---|---|



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6. New Pane Orientation



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7. Three Front Windows - Storm Glass Cover



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8.Exisiting Window Den - Storm Cover

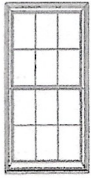


R.O. Allowance (Width = 1/2"-Height = 1/2")

M.O. Allowance (Width = 1/4"-Height = 1/4")

SHOWN AT NET PRICE

Line # 1 LINCOLN FIT

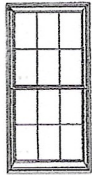


DH LINCOLN FIT
S.O. 32" x 66"

- DBLH-LINC-FIT-1; Ivory Alum Clad
AAMA.2605; LoE-366
Sash Opening 32"x66"
LoE-366/Neat
1 Full Ivory Screen(s) Applied
BetterVue Mesh
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (3W2H) Profiled
Interior - With Mill Finish Internal
Grids
Preserve Glass (Bot)
Silver Spacer
7/8" SDL (Bottom) (3W2H)
Profiled Interior - With Mill Finish
Internal Grids
3-5/16" Jamb
White Hardware
White Jambliners
Primed Interior
Primed Interior - Divided Lite
Wide Rail Double Hung (Glass
Size:26-1/4x29-1/8)
O.A. Box Size 31-5/8"x65-3/4"
with ivory screens

5 Each @ ~~100.00~~

Line # 2 LINCOLN FIT



DH LINCOLN FIT
S.O. 32" x 66"

- DBLH-LINC-FIT-1; Ivory Alum Clad
AAMA.2605; LoE-366
Sash Opening 32"x66"
LoE-366/Neat
No Screens
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (3W2H) Profiled
Interior - With Mill Finish Internal
Grids
Preserve Glass (Bot)
Silver Spacer
7/8" SDL (Bottom) (3W2H)
Profiled Interior - With Mill Finish
Internal Grids
3-5/16" Jamb
White Hardware
White Jambliners
Primed Interior
Primed Interior - Divided Lite
Wide Rail Double Hung (Glass
Size:26-1/4x29-1/8)
O.A. Box Size 31-5/8"x65-3/4"
no screens

* No Screens on 8 across
front 1227 Oxford Rd NE
Atlanta 30306

8 Each @ ~~100.00~~ \$8,548.49

Additional specs:

1. Muntins/SDL bars are permanently fixed on the interior and exterior.
2. Window material ivory clad on exterior pine on interior. Exterior will be painted with BM sailcloth, interior BM white dove.
3. 7/8" SDL on the muntin's.

Prepared By :

Version 9.8.2

1227 Oxford Rd NE
ATL 30306
Susan A. Miller
404.797-9302

9, New Window Specs

(13)

From: susanmillera@aol.com
To: [Paige V. Jennings](#)
Cc: [Cullison, David](#)
Subject: Re: Questions Regarding Application for 1227 Oxford Road
Date: Thursday, February 13, 2025 12:58:42 PM
Attachments: [Spec Sheet.pdf](#)

Paige,

Questions answered as follow:

1. Entire window will be replaced (full frame window) and no storm windows be used at all across any windows.
2. Material of new windows Ivory Clad on the exterior, pine on the interior.
3. Muntins.SDL bars are permanently fixed on the interior and exterior of windows, The muntins are 7/8" Simulated Divided Lite.

For additional benefit I attached spec sheet which was submitted as pg.13:9 on COA.

Please let me know if any additional concerns need addressing.

Appreciate all you and your team do.

Susan

1227 Oxford Rd NE

Atlanta, GA 30306

404.797-9302

On Thursday, February 13, 2025 at 11:22:20 AM EST, Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, February 18th. Before finalizing our report on the application for 1227 Oxford Road, could you please provide information for the following questions?

1. Can you clarify if the windows themselves are being replaced, or if the storm covers over the eight windows on the front of the house will be replaced?
2. What is the material of the new windows? (i.e. wood, fiberglass, composite, metal, vinyl, etc.)
3. Will the new windows have simulated divided lites or will they have true, raised muntins?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later

than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige



Government Services Center
178 Sams Street
Decatur, GA 30030

Paige V. Jennings

Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division
pvjennings@dekalbcountyga.gov
470.829.7341 County Cell



DeKalbCountyGa.gov/planning