

# DeKalb County Historic Preservation Commission

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

## Staff Report

### Consent Agenda

G. 1946 Edinburgh Terrace, Amina Bhatia. Replace windows on a historic house. **1247463**

Built in 1941 (18 051 03 002)

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

- 12-20 1946 Edinburgh Terrace (DH), Amina Bhatia. Renovation and construction of an addition to an existing, single-family home. 1244489. **Approved.**
- 08-21 1946 Edinburgh Terrace, Amina Bhatia. Replace seven windows. 1245119. **Deferred.**
- 10-21 1946 Edinburgh Terrace, Amina Bhatia. Replace seven windows. 1245119. **Approved.**
- 10-21 1946 Edinburgh Terrace, Amin Bhatia. Replace pilasters with corner boards and siding and replace the front door. 1245260. **Denied.**

### Summary

The applicant proposes replacing a total of eight (8) windows on a historic house. This includes four (4) wood single pane windows on the front façade of the house and four (4) single wood windows on the right elevation of the house, each with a simulated 8-dived lite design, around the sunroom of the house. The other windows on the front façade of the property were approved to be and previously replaced in 2021. The windows will be replaced in kind with wood casement windows with the same simulated 8-divided lite pattern as the original windows.

### 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.
- 6.1.4 *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.



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://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: 02/21/2025 Date Received: \_\_\_\_\_

Address of Subject Property: 1946 EDINBURGH TER NE, ATLANTA, GA 30307

Applicant: Amina Bhatta (BhattaEllis LLC) E-Mail: bhattaellisllc@gmail.com

Applicant Mailing Address: 2058 EDINBURGH TER NE, ATLANTA, GA 30307

Applicant Phone: 404) 274-3064

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

\*\*\*\*\*

Owner(s): BhattaEllis LLC/Amina Bhatta Email: bhattaellisllc@gmail.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 2058 EDINBURGH TER NE, ATLANTA, GA 30307

Owner(s) Telephone Number: 404) 274 - 3064

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1940

Nature of work (check all that apply):

- |                   |                                     |                        |                          |                             |                                     |
|-------------------|-------------------------------------|------------------------|--------------------------|-----------------------------|-------------------------------------|
| New construction  | <input type="checkbox"/>            | New Accessory Building | <input type="checkbox"/> | Other Building Changes      | <input checked="" type="checkbox"/> |
| Demolition        | <input checked="" 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:

Window replacement: Remove existing 8x2W4H wooden single pane windows on sunporch and replace with 8x2W4H wooden energy effluent 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](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: 

Window replacement - sunporch  
1946 Edinburgh Ter NE, Atlanta, GA 30307

**Project Overview:** This document outlines the proposal to replace eight (8) 2W4H divided wooden windows in the described residence. The current windows have significant damage, including visible rot and a moisture spot on the ceiling of the sun porch. The replacement windows are specified as high-quality wooden units, maintaining the aesthetic integrity and functionality of the home.

**Current Window Configuration:**

1. Four (4) original single pane windows located on the front of the house. (photo attached)
2. Four (4) original additional single windows located on the right side of the house. (photo attached)

**Current Condition:**

- Rotten wood present on several frames and sashes (see attached photo for close-up views of damage).
- Moisture spot visible inside the sun porch ceiling (attached photo), likely due to prolonged water infiltration. This has been a recurrent problem
- Deterioration compromises both the structural integrity and energy efficiency of the windows.

**Proposed Replacement Windows:** The replacement windows will be Heritage Rectangle Inswing Casement models with the following specifications:

**1. Dimensions:**

- Rough Opening: 23 1/2" x 59 1/2"
- Frame Size: 23" x 59"
- Unit Dimension: 23" x 59 39/64"

**2. Material and Finish:**

- Wood sash and frame with primed latex exterior and interior finish.
- Pine species.

**3. Glass Features:**

- Dual glazed with Solar Control Low-E Glass.
- Black spacer with glass preserve.

**4. Lite Divisions:**

- Performance divided lites in a colonial pattern (2W4H).
- 5/8" beveled bars, black internal spacers.

**5. Hardware:**

Window replacement - sunporch  
1946 Edinburgh Ter NE, Atlanta, GA 30307

- Multi-point lock with Verona-style matte black handle.
- Black painted hinges.
- BetterVue fiberglass screen (loose).

**6. Casing and Trim:**

- No casing, standard sill nosing.
- 4-9/16" jambs.

**Materials Required:**

1. Eight (8) Heritage Rectangle Inswing Casement wooden windows.
2. Installation tools and hardware.
3. Exterior caulking and sealant.
4. Replacement sill nosing and weatherproofing materials.

**Attached Photos:**

1. Exterior view of the house, showing current window placement in the front.
2. Exterior view of the house, showing current window placement on the right side
3. Close-up image of rotten wood on window frames.
4. Visual documentation of the moisture spot on the sun porch ceiling.

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**Summary:** Replacing these eight windows with high-quality wooden units will address the current structural issues, improve energy efficiency, and preserve the home's aesthetic appeal. The proposed materials and design maintain continuity with the original architecture while ensuring durability and enhanced functionality.

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Photo 1.\_ Exterior view of the house, showing current window placement in the front

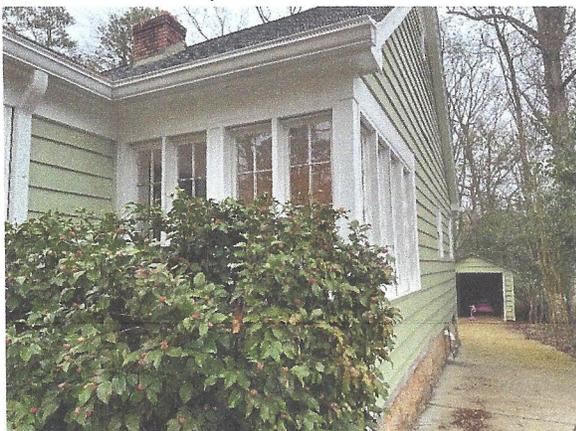


Photo 2. Exterior view of the house, showing current window placement on the right side

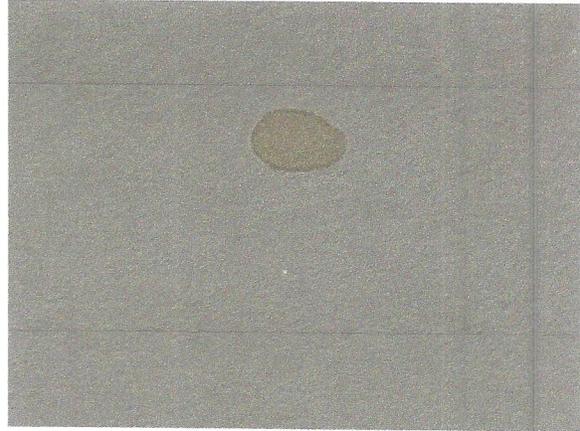


Window replacement - sunporch  
1946 Edinburgh Ter NE, Atlanta, GA 30307

Photo 3. Close up of window showing damage



Photo 4. Moisture stain on sunporch ceiling



Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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001	None Assigned	EA	( 3 )	6.67		
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\*\*\* Unit \*\*\*

WICS (Assy 1)

Heritage Rectangle Inswing Casement

\*\*\* Unit \*\*\*

Unit 1.1: Wood Sash, Inswing, Left Hinging

\*\*\* Glass \*\*\*

Unit 1.1: Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

\*\*\* Lite Divisions \*\*\*

Unit 1.1: Performance Divided Lites, Colonial, 2W4H, 5/8" Bars, 5/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

\*\*\* Hardware-Accessories \*\*\*

Unit 1.1: Multi-Point Lock w/ Verona Style Handle, Matte Black Hardware, Black Painted Hinges, BetterVue Fiberglass Screen, Screen(s) Loose

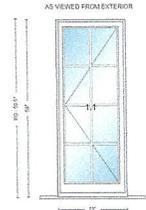
\*\*\* Species-Finish-Color \*\*\*

Unit 1.1: Pine Species, Primed Latex Exterior Sash, Primed Latex Exterior Frame, Primed Latex Interior Sash, Primed Latex Interior Frame, White Screen, Black Weatherstrip

\*\*\* Casing-Jamb-Trim \*\*\*

Unit 1.1: No Casing, Standard Sill Nosing, 6" on Each Side Extended Horns, Exterior Casing/Accessories Applied, 4-9/16" Jamb, No Installation Clips

Extended Horns are not included in the Overall Unit Dimension Width.



Scaled to Fit

**Rough Opening:**  
23 1/2" X 59 1/2"

**Frame Size:**  
23" X 59"

**Unit Dimension:**  
23" X 59 39/64"



002 None Assigned

EA

( 5 )

6.67

~~9,200.00~~

~~46,000.00~~

\*\*\* Unit \*\*\*

WICS (Assy 1)

Heritage Rectangle Inswing Casement

\*\*\* Unit \*\*\*

Unit 1.1: Wood Sash, Inswing, Right Hinging

\*\*\* Glass \*\*\*

Unit 1.1: Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

\*\*\* Lite Divisions \*\*\*

Unit 1.1: Performance Divided Lites, Colonial, 2W4H, 5/8" Bars, 5/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

\*\*\* Hardware-Accessories \*\*\*

Unit 1.1: Multi-Point Lock w/ Verona Style Handle, Matte Black Hardware, Black Painted Hinges, BetterVue Fiberglass Screen, Screen(s) Loose

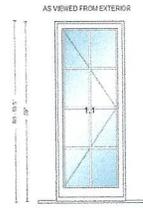
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Unit 1.1: Pine Species, Primed Latex Exterior Sash, Primed Latex Exterior Frame, Primed Latex Interior Sash, Primed Latex Interior Frame, White Screen, Black Weatherstrip

\*\*\* Casing-Jambs-Trim \*\*\*

Unit 1.1: No Casing, Standard Sill Nosing, 6" on Each Side Extended Horns, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Extended Horns are not included in the Overall Unit Dimension Width.



Scaled to Fit

**Rough Opening:**  
23 1/2" X 59 1/2"

**Frame Size:**  
23" X 59"

**Unit Dimension:**  
23" X 59 39/64"



Notes / Totals / Signature

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<b>Total Quantity:</b> 8	<b>Total Cubic Feet:</b> 53.32	<b>Total Perimeter Feet:</b> 1,312.00	<b>Sub-Total*:</b>	██████████
			<b>Total Tax:</b>	██████████
			<b>Total Freight:</b>	██████████
			<b>Total Labor:</b>	██████████
<b>Total Amount:</b>				██████████

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Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_



Printed By: Mark Hammond  
Created: 12/13/2024

2024 Pricing

Notes / Totals / Signature Page 4 of 4

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>