

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

H. 1044 Clifton Road, John Douglas Rollins. Replace windows on the front façade of a historic house. **1248157.**

Built in 1925 (18 003 01 034)

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

09-20 1044 Clifton Road (DH), Dave Price – Price Residential Design. Build a rear addition, install a plunge pool, widen the driveway, install front yard parking, install fencing and remove an accessory building. 1244309. **Approved with modification**

Summary

The applicant proposes replacing four windows on the front façade of a historic house. A total of four original, wood windows, located on the lower level of the front façade of the house, will be replaced. The replacement windows will be fiberglass exterior/wood interior windows, with a 9/1 pattern design with simulated divided lites. The location, size, and orientation of the windows will not be modified.

Recommendation

Approve with Modifications. Staff recommends the Commission approve the replacement of the original windows with the modification that the replacement windows match the craftsman pane-style of the original windows in accordance with Guidelines 6.1.2 and 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.
- 6.1.2 *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 - 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 true divided lights with muntins no larger than the original.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 5/18/26

Subject Property Address: 1044 Clifton Road NE, Atlanta, GA, 30307

Property Parcel ID No: 18 003 01 034

Date(s) of Construction on all structures on the property: 1925
(This information can be found in the DeKalb County property accessory and tax records database.)

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 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:

Replace windows on the front facade of a historic house

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent SEE ATTACHED
Applicant/Owner Signature _____ Date _____

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



DeKalb County
GEORGIA

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 5/18/2026

Date Received: _____

Address of Subject Property: 1044 Clifton Road NE, Atlanta, GA 30307

Applicant: John Douglas Rollins E-Mail [Redacted]

Applicant Mailing Address [Redacted]

Applicant Phone [Redacted]

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

Owner(s): John Douglas Rollins Email: [Redacted]

Owner(s): Mandy Lynn Rollins Email: [Redacted]

Owner(s) Mailing Address: [Redacted]

Owner(s) Telephone Number [Redacted]

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1931

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:

Replace 4 original windows across the front of the main level of home with Pella Lifestyle windows. Window design will replicate current window patterns with dual sash, 9 over 1 pattern with double insulated, low E fiberglass exterior/wood interior windows and simulated divided light. Current windows allow significant noise from road as well as even the sound of water flowing through exterior gutter drains. Several panes broken and need replacing anyway. Remaining wood arched windows will remain due to cost of replacement.

See attached specs. The windows being replaced are only those across the front of the home (vs the whole main floor which is what was initially estimated in attached). Net, this application is only for 4 windows across front only. I've noted how many from each line in the quote are included.

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

Signature of Applicant:  5/18/26



One window



Three windows





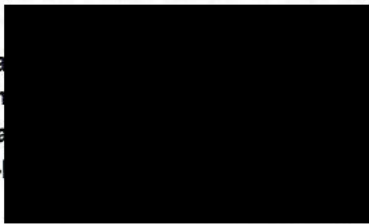
Contract - Detailed

Pella Window and Door Showroom of Norcross



ax:

Sales Rep Na
Sales Rep Ph
Sales Rep Fa
Sales Rep E-



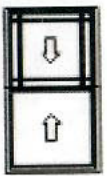
Customer Information	Project/Delivery Address	Order Information
	Doug Rollins - 1044 Clifton Rd NE, Atlanta, GA, US 1044 Clifton Rd NE Lot # Atlanta, GA 30307 County:	Quote Name: Doug Rollins - 1044 Clifton Rd NE, Atlanta, GA, Order Number: 720 Quote Number: 20784881 Order Type: Installed Sales Payment Terms: Tax Code: EXEMPT Quoted Date: 5/1/2026

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 bedroom

Lifestyle, Double Hung, Without HGP, White

\$2,551.93 2 \$5,103.86




Viewed From Exterior

PK #
2237

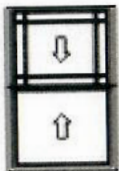
1: SizeNon-Standard Size Double Hung, Equal
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.20, VLT 0.47, CPD PEL-N-35-00552-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 28.562, Clear Opening Height 27.5, Clear Opening Area 5.454549, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: SDL w/Spacer, No Custom Grille, 7/8", Prairie(0W0H), (0W0H)

↑
one of

SPIFT - Standard Pocket Installation VA Linear Ft Qty 16
 ETI/S - Exterior StopInstallation (includes stop) VA Linear Ft Qty 16

Line #	Location:	Attributes			
			Item Price	Qty	Ext'd Price
25	office	Lifestyle, Double Hung, Without HGP, White	\$2,358.52	2	\$4,717.04
		<p>Viewed From Exterior</p> <p>PK # 2237</p> <p>1: SizeNon-Standard Size Double Hung, Equal General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.20, VLT 0.47, CPD PEL-N-35-00552-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 20.562, Clear Opening Height 27.5, Clear Opening Area 3.926771, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Prairie(0W0H), (0W0H)</p>			
		SPIFT - Standard Pocket Installation VA Linear Ft		Qty 15	
		ETI/S - Exterior StopInstallation (includes stop) VA Linear Ft		Qty 15	

1 of these for front

Line #	Location:	Attributes			
			Item Price	Qty	Ext'd Price
30	back living	Lifestyle, Double Hung, Without HGP, White	\$2,407.49	3	\$7,222.47
		<p>Viewed From Exterior</p> <p>PK # 2237</p> <p>1: SizeNon-Standard Size Double Hung, Equal General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.20, VLT 0.47, CPD PEL-N-35-00552-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 28.562, Clear Opening Height 23.5, Clear Opening Area 4.66116, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Prairie(0W0H), (0W0H)</p>			
		ETI/S - Exterior StopInstallation (includes stop) VA Linear Ft		Qty 15	
		SPIFT - Standard Pocket Installation VA Linear Ft		Qty 15	