

## 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.**



Chief Executive Officer

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Director

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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

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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](mailto:plansustain@dekalbcountyga.gov) and [pviennings@dekalbcountyga.gov](mailto:pviennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant:  5/18/26



One window



Three windows





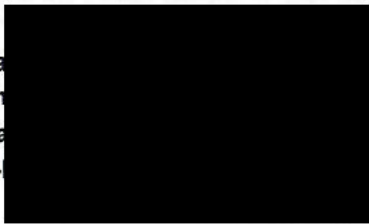
# Contract - Detailed

Pella Window and Door Showroom of Norcross



ax:

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



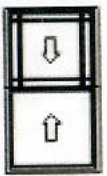
Customer Information	Project/Delivery Address	Order Information
	Doug Rollins - 1044 Clifton Rd NE, Atlanta, GA, US 1044 Clifton Rd NE	Quote Name: Doug Rollins - 1044 Clifton Rd NE, Atlanta, GA,
	Lot # Atlanta, GA 30307	Order Number: 720
	County:	Quote Number: <b>20784881</b>
		Order Type: Installed 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

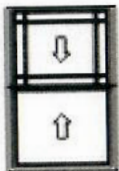
**1: SizeNon-Standard Size Double Hung, Equal**  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray  
**Exterior Color / Finish:** Standard Enduraclad, White  
**Interior Color / Finish:** Primed Interior  
**Glass:** Insulated Low-E SunDefense™ 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	<b>Lifestyle, Double Hung, Without HGP, White</b>	\$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	<b>Lifestyle, Double Hung, Without HGP, White</b>	\$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	