

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 9/15/2026

Date Received: _____

Address of Subject Property: 1610 Emory Road NE, Atlanta, GA 30306

Applicant: William Palmer

E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☒

Architect ☐

Contractor/Builder ☐

Other ☐

Owner(s): William Palmer

Email: _____

Owner(s): Susan Palmer

Email: _____

Owner(s) Mailing Address: 1610 Emory Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: _____

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:

Replace the window sashes for all double hung sash windows at the subject property. Please note that this is not a full window replacement. This is only a sash replacement project. More project details included with the attachments submitted with this application.

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: _____

Wm. R. Palmer

**The priced-right
balance of cellular
PVC and wood,
built to last.**

WOOD



Constructed of wood
featuring a stainable
pine interior and
primed exterior.



**20 years on all wood
components, 20 years
on seals, 20 years on PVC
components.***

Series 200

DOUBLE HUNG WINDOW



The Series 200 is a quality, affordable double hung window available in a complete, new construction unit or replacement sash-only kit. The sash of the Series 200 is made of wood. For complete window units, there are two exterior material options for the components of the sill, sill nosing, blind stop, and brick mould. The Series 200EG utilizes ENVIROGUARD™ cellular PVC and the Series 200AW has all wood components. ENVIROGUARD is no rot and won't peel, splinter, decay, or absorb moisture while being impervious to insects.

The window is available in standard and custom sizing. The glass package can be upgraded to include enhancements such as Low E, argon gas. Grid light arrangements include all the popular styles: Traditional Colonial, Craftsman, Prairie, or any custom profile you can design as either grilles between the glass (GBG) or simulated divided lights (SDL). SDL grille available in either wood or ENVIROGUARD. Hardware is available in both white and bronze.

The Series 200 is just one of many compatible millwork product offerings from Precision Millworks. Precision Millworks manufactures premium double-hung window units, casements, arched or radius windows, transoms, columns, and much more.



**PRECISION
MILLWORKS, INC.**
www.precisionmillworks.com

Made in the USA with
American pride and craftsmanship.



The Series 200 Story

Precision Millworks created the Series 200 double-hung window as our competitively priced, solidly built wood sash window. The exterior of the wood sash is primed and the interior side is left unfinished to be stained or painted. For more options for complete window units, the Series 200EG utilizes ENVIROGUARD™ and the Series 200AW is all wood. A complete line of Series 200 transom sashes are also available.

Finishing

ENVIROGUARD™ cellular PVC windows, wood windows, and all millwork must be painted on the exterior and interior within a period of 30 days after installation for the warranty to be honored. Windows and millwork should be painted with standard oil base or latex paint using industry standard painting techniques after being cleaned.

WARNING: PMI recommends light paint colors on the LRV value scale of 57 or higher (black = 0 and white = 100) for our products. Dark paint colors (LRV value of ≤ 56) can generate high localized temperatures above 145°F in ENVIROGUARD products causing thermal expansion and contraction. If thermal expansion occurs, paint adhesion loss, blistering, and peeling could result, as can warping/distortion. If ENVIROGUARD components are painted with dark colors as defined above, the product warranty will be forfeited. Wood components can be painted a dark color without voiding the warranty. If, despite the above warning, you should choose to paint ENVIROGUARD components a dark color, a paint specifically designed for these applications MUST be used. Whichever paint manufacturer is chosen must be contacted to verify the paint's reflective properties and suitability with regard to painting cellular PVC. See complete finishing details and information at: PrecisionMillworks.com/Finishing

*20-20 Year Warranty

We warrant our glass against seal failure for 20 years. Wood components are warranted against degradation for 20 years. ENVIROGUARD cellular PVC components are warranted against rot and corrosion for 20 years. See complete warranty details on our website: PrecisionMillworks.com/Warranty

Size	Rough Opening	Standard Light Arrangement
1/8 x 3/2	22" x 42"	4 over 4
1/8 x 3/10	22" x 50"	4 over 4
1/8 x 4/6	22" x 58"	4 over 4
1/8 x 5/2	22" x 66"	4 over 4
1/8 x 5/6	22" x 70"	4 over 4
1/8 x 6/2	22" x 78"	6 over 6
2/0 x 3/2	26" x 42"	4 over 4
2/0 x 3/10	26" x 50"	4 over 4
2/0 x 4/6	26" x 58"	4 over 4
2/0 x 5/2	26" x 66"	4 over 4
2/0 x 5/6	26" x 70"	4 over 4
2/0 x 6/2	26" x 78"	6 over 6
2/4 x 3/2	30" x 42"	6 over 6
2/4 x 3/10	30" x 50"	6 over 6
2/4 x 4/6	30" x 58"	6 over 6
2/4 x 5/2	30" x 66"	6 over 6
2/4 x 5/6	30" x 70"	6 over 6
2/4 x 6/2	30" x 78"	9 over 9
2/8 x 3/2	34" x 42"	6 over 6
2/8 x 3/10	34" x 50"	6 over 6
2/8 x 4/6	34" x 58"	6 over 6
2/8 x 5/2	34" x 66"	6 over 6
2/8 x 5/6	34" x 70"	6 over 6
2/8 x 6/2	34" x 78"	9 over 9
3/0 x 3/2	38" x 42"	6 over 6
3/0 x 3/10	38" x 50"	6 over 6
3/0 x 4/6	38" x 58"	6 over 6
3/0 x 5/2	38" x 66"	6 over 6
3/0 x 5/6	38" x 70"	6 over 6
3/0 x 6/2	38" x 78"	9 over 9
3/4 x 3/2	42" x 42"	8 over 8
3/4 x 3/10	42" x 50"	8 over 8
3/4 x 4/6	42" x 58"	8 over 8
3/4 x 5/2	42" x 66"	8 over 8
3/4 x 5/6	42" x 70"	8 over 8
3/4 x 6/2	42" x 78"	12 over 12

Specifications	ENVIROGUARD Cellular PVC	Pine
Average Density	0.50	0.43
Screw Holding: Face	298#	293#
Screw Holding: Edge	268#	231#
Water Absorption (%)	≤ 1.0	15-35

DESCRIPTION OF WORK: 1610 EMORY ROAD NE, ATLANTA, GA 30306

SCOPE OF WORK: This project is intended to replace the window sashes for every window in this house. There are a total of 49 windows that will be replaced. Please note that this is NOT a “new construction” window replacement. All exterior and interior dimensions and trim will remain as is without modification. Only the window sashes will be replaced.

PURPOSE of this PROJECT: This project is intended to accomplish several things.

1. Improve energy efficiency in the house and lower necessary resources to condition the house throughout the year.
2. Make all windows in the house completely consistent in terms of muntins. The house was originally built in the 1920's. In the late 1980's, however, 2 significant additions were made to the house. When those additions were made, the new windows maintained the same sash configurations as the original windows (3 vertical panes on the upper sash, 1 large solid pane on the bottom sash). However, at that time, it was not possible to match the muntin dimensions exactly. With this project, all muntins will be the same, and they will have the same dimensions as the original windows.
3. Eliminate all bronze aluminum storm and screen units on all windows.
4. Reduce outside sounds in the house.
5. Allow for proper emergency egress from all windows as some existing windows are painted shut.
6. Allow both the interior and exterior glass of the windows to be cleaned from the inside, so as to reduce risks associated with cleaning the exterior sides of the glass from the home's exterior.

CONTRACTOR: MWT Windows is the contractor who will provide and install all the sash replacements. They will be installing a product from Precision Millworks called the Series 200AW. This is an all wood replacement sash product. Project work will begin shortly after obtaining a Certificate of Appropriateness. Total duration of the project expected to be less than 90 days with most of that time spent on fabrication. The actual replacement of the sashes will take one and a half days. MWT Windows is a Lead Certified firm and will follow all lead containment protocol required by the EPA and the State of Georgia. MWT Windows extends a 10 year installation warranty with a 20 year product warranty.

WHAT IS NOT CHANGING: All current window dimensions will be maintained. No trim or window frames will be altered. The new window sashes will be painted with the existing exterior color.

POSSIBLE MODIFICATION: Precision Millworks produces another sash replacement product called the Enviroguard 300 Series. This product is identical to the Series 200AW product except that it utilizes ENVIROGUARD cellular PVC instead of wood. Once painted, the two products are indistinguishable. Cellular PVC has several advantages over wood in that it is impervious to moisture and bugs, and has an additional 5 year warranty. If the Historic Preservation Committee is amenable to the use of this product on some of the windows (such as upstairs windows, or windows not facing the street), the Enviroguard 300 Series may be partially substituted, subject to committee approval.