

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1225 Springdale Road NE, Atlanta, GA 30306

Applicant: William Aitkenhead and Mary Dudziak E-Mail: aitkenhead@gmail.com

Applicant Mailing Address: 1225 Springdale Road NE, Atlanta, GA 30306

Applicant Phone(s): 617-365-8373

Fax: _____

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

Owner(s): William Aitkenhead E-Mail: aitkenhead@gmail.com

Mary Dudziak E-Mail: mary.dudziak@gmail.com

Owner(s) Mailing Address: 1225 Springdale Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: 617-365-8373 (William), 310-460-9101 (Mary)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 100 years old

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☒

Description of Work:

Replace five double hung windows, approximately 31" wide x 60" tall on the front of the house. Replacement Kolbe
windows are sized and constructed to be as close to the existing windows as possible. The existing windows are extremely old, and
possibly are the original windows for the house. The wood is rotten in places, the windows leak, and the exterior putty is hardened,
broken and falling out.

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 An incomplete application will not be accepted.

William F. Aitkenhead

Mary A. Dudziak

June 20, 2021
Signature of Applicant/Date

Revised 10/5/2020

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	<input checked="" type="checkbox"/> Y	N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="checkbox"/> Y	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="checkbox"/> Y	N

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

12. Windows

- a. Consistent with original as well as the area of influence;

Replacement windows are consistent with originals as well as area of influence. See drawings 1 and 2.

- b. Size and proportion similar to original;

Size and proportion of replacement windows are similar to original. See drawings 1 and 2 and Kolbe specifications.

- c. Pane orientation and size similar to original;

Pane orientation and size of replacements are similar to original. See drawings 1 and 2.

- d. Type (e.g. double hung, casement);

Replacement windows and original windows are double hung.

- e. Fenestration on walls visible from right of way;

Replacement windows have same outer frame molding detail as originals.

The replacement windows have putty style exterior bars to have similar appearance to originals.

The exterior bars are primed and will be painted to match the existing putty color.

- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;

The SDL (simulated divided light) bars on the new sash are a putty style bar exterior with an ovolo interior (see Kolbe specifications.) These bars are adhered to the exterior glass and interior glass respectively with a spacer bar in the glass to simulate True Divided light.

- g. Material of window and any cladding;

Replacement windows and original windows are wooden construction (see Kolbe specifications.)

- h. Width of muntins compared to original (show dimension on Drawings);

The replacement windows have 7/8" wide muntins as do the originals. (See Kolbe specifications, page 2 and Drawing 1.)

- i. Shutters or canopies;

Not applicable

- j. Dimensions of windows and doors.

The dimensions of replacement and original windows are shown on Drawings 2 and 1 respectively. The full window dimension is specifically called out. The existing window drawing is drawn to scale 1":10".

On Behalf Of: Premium Window & Door/Norcross

Address: 1721A Oakbrook Drive Norcross,

GA 30093

Phone: 770-242-6724

Fax: 7702426614

Contact: Jeffery Hullett

Email: jhullett@pwandd.com

Address: 1721A Oakbrook Drive Norcross,

GA 30093

Phone: 770-242-6724

Fax: 770-242-6614



We're for the visionaries.™

Quote 1044688D: Bill Aitkenhead/Mary Dudziak

Project: DH replacement sash

Printed: 6/16/2021 2:14:04 PM

Line	Label	UOM	Quantity	Feet	Unit Price	Price
001	None Assigned	EA	(5)	3.44		

*** Unit ***

DHSASHPR (Assy 1)

Heritage Rectangle Sash Kit

*** Unit ***

Unit 1.1: Wood Sash, Traditional

*** Glass ***

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

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 3W2H, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Ovolo Bars - Interior

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior, Ovolo Bars - Interior

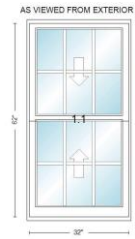
*** Hardware-Accessories ***

Unit 1.1: Antique Brass Hardware, No Sash Plough, White Jambliner

*** Species-Finish-Color ***

Unit 1.1: Pine Species, Primed Latex Exterior Sash, Primed Latex Interior Sash

Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations.
Please check layouts for acceptability and adjust if necessary.



Scaled to Fit

* Indicates Increased Rough Opening

Summary

002 None Assigned
INSTALLATION CHARGE

(1)

0.00

* Indicates Increased Rough OpeningSummary

Notes / Totals / Signature

Total Quantity: 5

Total Cubic Feet: 17.22

Total Perimeter Feet: 0.00

Sub-Total*:

Total Tax:

Total Freight:

Total Labor:

Total Amount:

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

Terms & Conditions:

50% deposit at time of order with balance due upon delivery, unless other terms have been established prior to placing this order.

Premium Window & Door, Inc. is not responsible for delays due to manufacturer's backorders or complications beyond our control. Warranty claims and warranty service will be handled directly between the end-user and the manufacturer. Premium Window & Door will be glad to assist in processing warranty claims, site visits, parts ordering, etc. to help in expediting this claim process.

Please examine this quote carefully as it is valid only for the quantities, sizes, and specifications named herein. Errors in extensions and totals are subject to correction. This pricing is good for 45 days unless noted otherwise. Presentation of this proposal is not an obligation to sell.

All products are special ordered and cannot be canceled once this order has been placed.

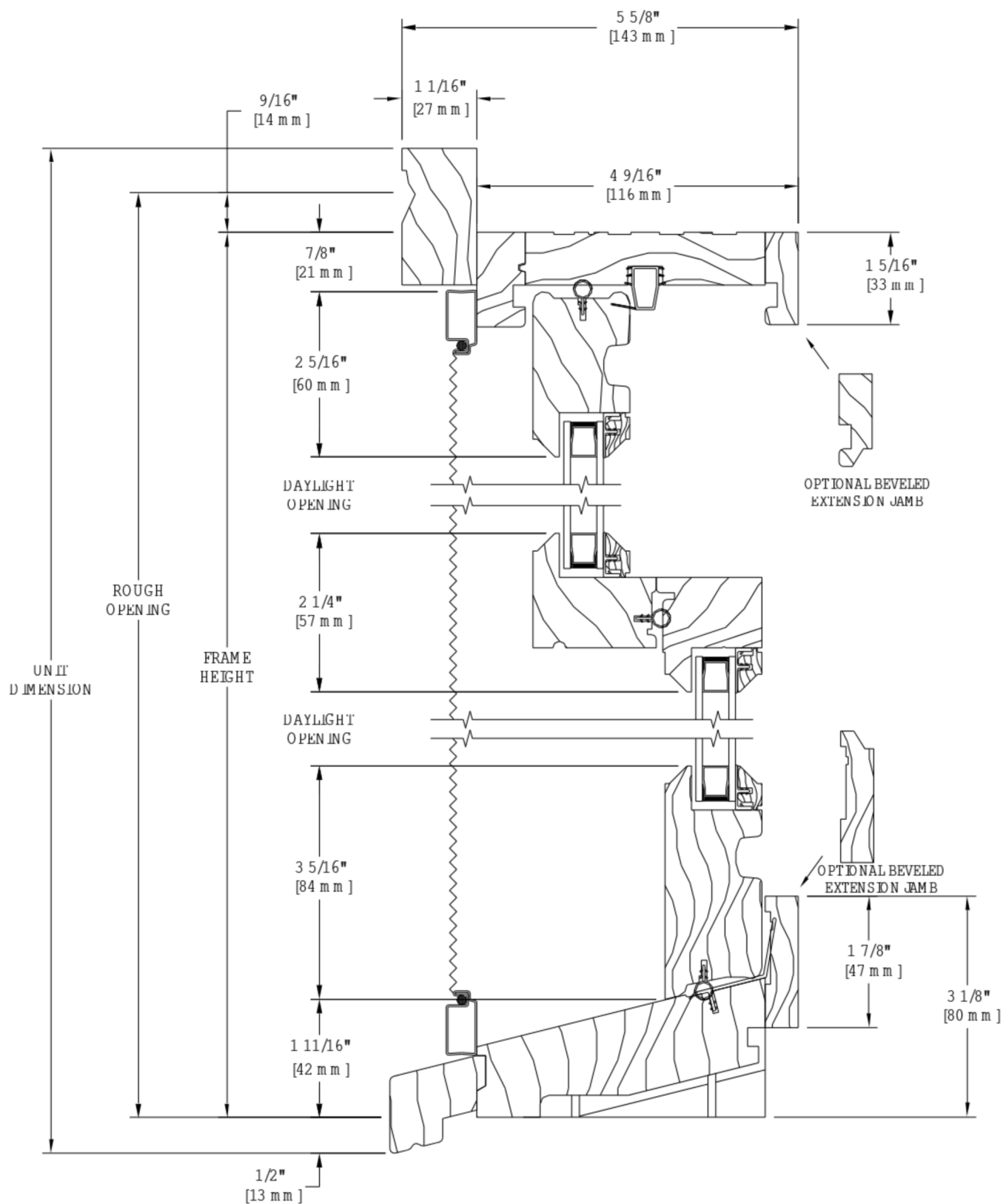
I, _____, authorize the above units to be ordered and agree to the terms of payment noted above.

Signature: _____ **Date:** _____

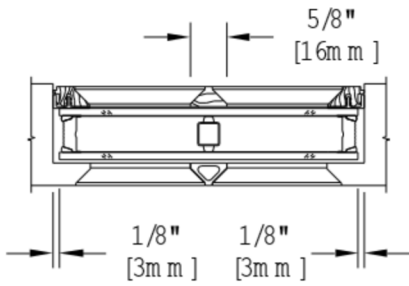
Purchase Order: _____

Notes / Totals / Signature

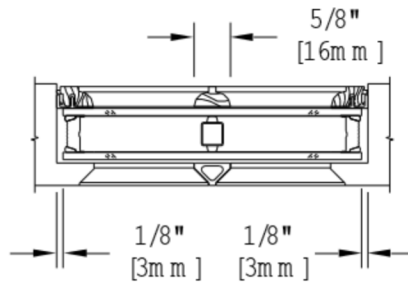
HERITAGE SERIES
TRADITIONAL DOUBLE HUNG - OPERATING - STANDARD PERFORMANCE
49/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



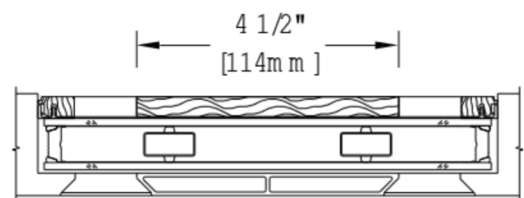
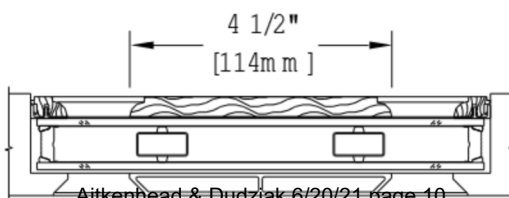
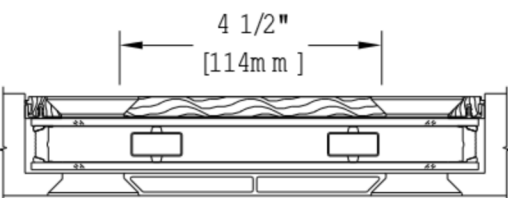
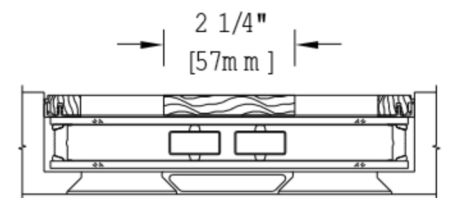
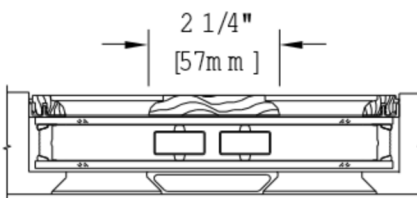
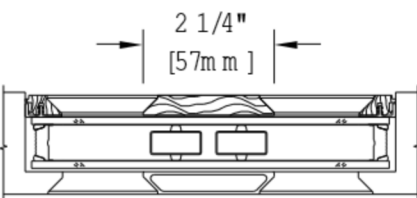
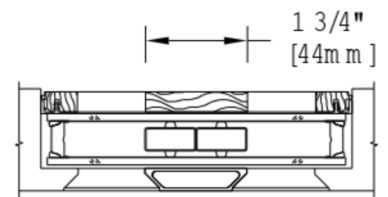
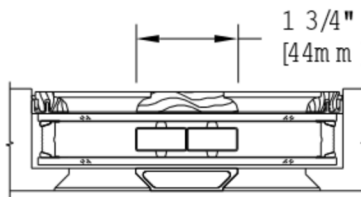
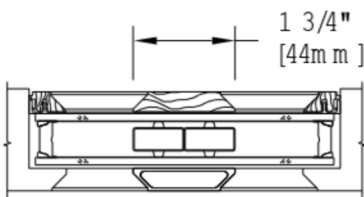
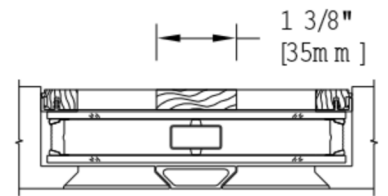
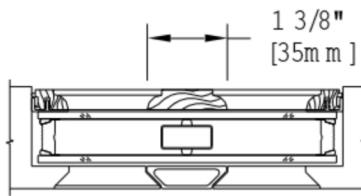
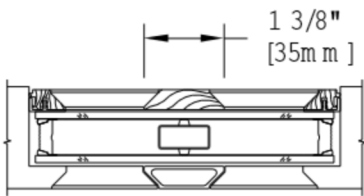
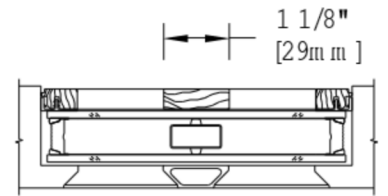
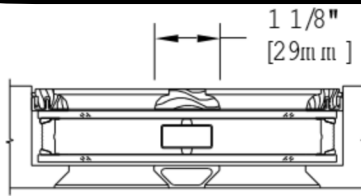
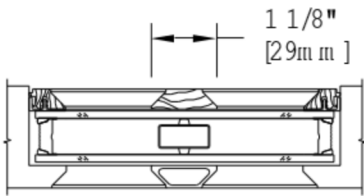
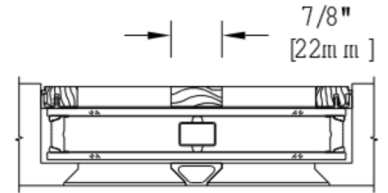
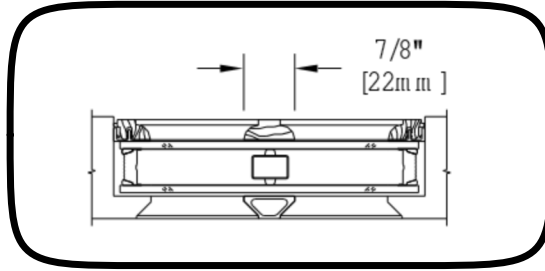
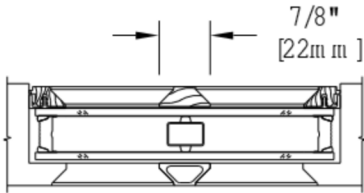
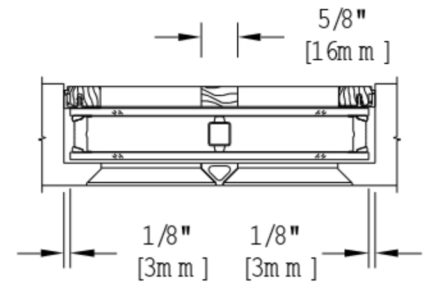
Beveled



Ovob



Square



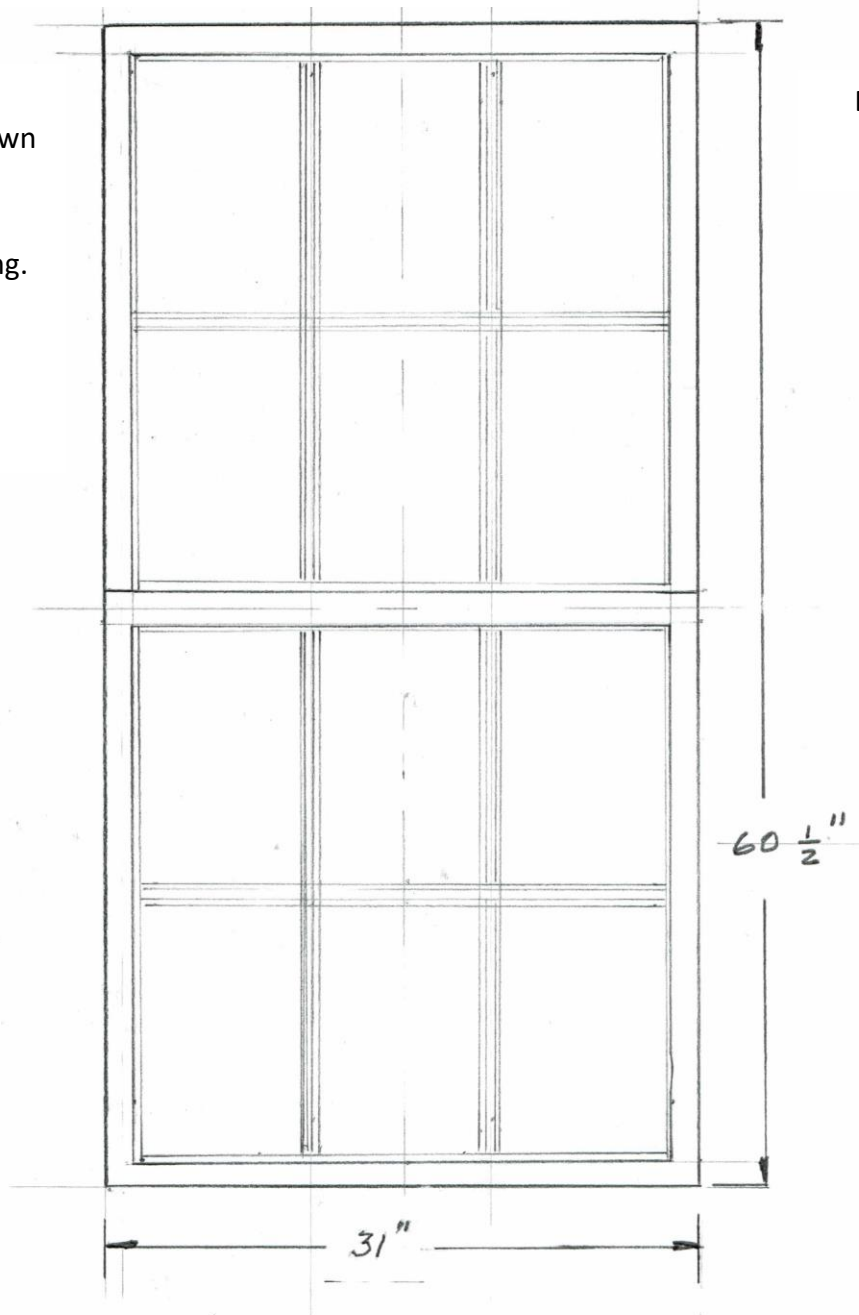
1225 Springdale Rd. NE, Atlanta, GA
Mary Dudziak and William Aitkenhead
Tel. 617-365-8373

Existing double hung windows at residence.
5 equal size windows on front side of home.

Interior
dimensions shown
measured from
inside edge of
adjacent molding.

Full width of
muntin is $7/8"$.

Drawn to scale.
Scale 1" = 10"



Drawing No. 1 Revision 1 Date June 20, 2021

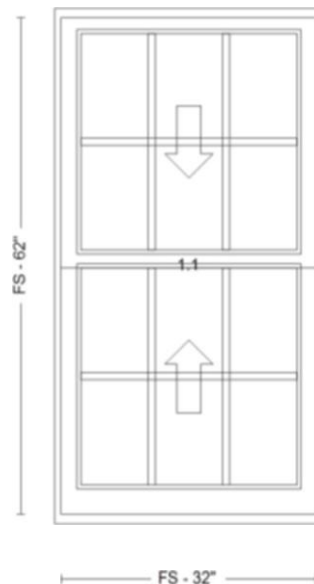
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IQLBE

WINDOWS DOORS
We're for the
visionaries. •

1225 Springdale Rd. NE, Atlanta, GA
Mary Dudziak and William Aitkenhead
Tel. 617-365-8373

Proposed Kolbe Heritage
Replacement Window
Outline Drawing



Drawing No. 2 Sheet 1/2
Revision 1
Date June 20, 2021

Heritage Rectangle Sash Kit
DHSASHPR (Assy 1)

NOT FOR PRODUCTION USE

CUSTOMER: PREMIUM WINDOW & DOOR/NORCROSS

LINE: 001-1

QUANTITY: 5

PRINTED BY: JEFFERY HULLETT	LABEL: None Assigned
PROJECT: DH REPLACEMENT SASH	SCALE: 1/2" = 1'
QUOTE 1044688: BILL AITKENHEAD/MARY DUDZIAK	PK VERSION: 686
PRINTED: 6/18/2021 1:33 PM	

Page 1 of 1

Application for Certificate of Appropriateness
Mary L. Dudziak and William Aitkenhead
1225 Springdale Road NE, Atlanta, GA 30306
617-365-8373
aitkenhead@gmail.com

Outside view of windows



Inside view of windows



View of windows from street

