

DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

Staff Report

Regular Agenda

- L. 2052 Edinburgh Terrace, Sarah Coffield for Renewal by Andersen. Replace windows on a historic house. **1247806.**

Built in 1941 (18 051 03 003)

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

- 06-05 2052 Edinburgh Terrace (DH), Gary Gimmestad. Replace nonhistoric shed in backyard with a new, slightly larger shed. **Approved.**
- 02-06 2052 Edinburgh Terrace (DH), Gary & Susan Gimmestad. Widen driveway. **Approved.**
- 06-24 2052 Edinburgh Terrace, William W. Sapp. Replace roofing. 1247066. **Approved.**
- 07-24 2052 Edinburgh Terrace, William W. Sapp. Install solar panels. 1247119. **Approved.**

Summary

The applicant proposes replacing twelve windows on a historic house. Windows on the front, side, and rear facades of the house will be replaced in kind with composite material windows with simulated divided lite grills. The windows will be either double-hung or casement dependent on the existing window design and placement.

Recommendation

Approve with Modifications. Staff recommends the Commission approve the replacement of the twelve windows with the modification that the replacement windows not have simulated divided grills but true divided lites in order to match the design 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 - 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.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

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:

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

Signature of Applicant: Sarah Coffield



DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: William Sapp & Allison Burdette

being owner(s) of the property at: 2052 EdinBurgh Terrace NE, Atlanta, GA 30307

hereby delegate authority to: Sarah Coffield/ Renewal by Andersen

to file an application for a certificate of appropriateness in my/our behalf.

Signed by: Bill Sapp
 Signed by: Allison Burdette
 Signature of Owner(s): ED6F6AC8B787412... ED6F6AC8B787412...
 Date: 9/3/2025 | 5:00 PM EDT

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404-371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

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 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@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".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

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

2. Site Plan (existing and proposed) to include:

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

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) 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

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.



Window Replacement Project

Druid Hills Historic District
Bill Sapp & Allison Burdette – 2052 Edinburgh Terrace NE, Atlanta, GA 30307

GENERAL:

Renewal by Andersen (RbA) proposes to perform the following work in accordance with the specifications outlined below:

Replacement of 12 windows by Renewal by Andersen of Atlanta. New units will be custom built to fit existing framing; no architectural/structural modifications will be made. Windows are not built until a COA has been issued, so we have no start date set. The project will be installed in different phases with the first phase to begin 8-10 weeks from the date that the COA is issued. RbA will provide all labor, materials, equipment, supervision, and other related services necessary to complete the installation of our exclusive custom windows or doors.

SCOPE OF WORK:

Replace windows as specified below:



This is a sample of a Double hung window with a White exterior and 4w x 2h Colonial style grilles. ***Glass chosen is our clear, High Performance SmartSun glass, which does have a subtle green hue due to the Low-E coating on the glass.***

- Replacing 2 windows in the Living Room (Front of home, see lines 101 & 102).
- Replacing 1 window in the Library/Dining Room (back of home, see line 121).
- Replacing 2 windows in Bedroom 2 (front of home, see line 151; side of home, see line 152).
- Replacing 2 windows in Bedroom 1 (side of home, see line 161; back of home, see line 162).



This is a sample of a Picture window with a White exterior and 3w x 2h Colonial style grilles. ***Glass chosen is our clear, High Performance SmartSun glass, which does have a subtle green hue due to the Low-E coating on the glass.***

- Replacing 1 window in the Garage (side of home, see line 111).



This is a sample of a Casement window with a White exterior and 4w x 3h Colonial style grilles. ***Glass chosen is our clear, High Performance SmartSun glass, which does have a subtle green hue due to the Low-E coating on the glass.***

- Replacing 1 window in the Kitchen (back of home, see line 131).
- Replacing 1 window in the Bathroom (back of home, see line 141).



This is a sample of a Casement window with a White exterior and 1w x 3h Colonial style grilles. ***Glass chosen is our clear, High Performance SmartSun glass, which does have a subtle green hue due to the Low-E coating on the glass.***

- Replacing 1 window in the Bedroom Closet (side of home, see line 153).



This is a sample of a Casement window with a White exterior and 2w x 3h Colonial style grilles. ***Glass chosen is our clear, High Performance SmartSun glass, which does have a subtle green hue due to the Low-E coating on the glass.***

- Replacing 1 window in the Attic (front of home, see line 201).

EXTERIOR CAPPING COLOR: White

ESTIMATED START & COMPLETION DATES: 1st phase of project to begin 8-10 weeks from issuance of COA.

PREPARATION BY RBA:

- 1) Cover all floors in work area with suitable covering to avoid damage to floor.
- 2) Cover all carpeted areas in work area with tarps.
- 3) Cover all furniture surrounding installation areas with canvas drop cloths.
- 4) Carefully remove all existing windows.
- 5) Clean openings and replace any rotted wood in rough openings. Does not include replacement of any latent damaged wood outside rough opening area.

MATERIALS/PRODUCTS:

- 1) All windows are custom made by Renewal by Andersen in "Fibrex" material.
- 2) All windows are custom built replacements.
- 3) All windows to have Low-E⁴ High Performance Glass filled with Argon/Nitrogen gas for additional insulating ability.
- 4) All windows are Energy Star, National Fenestration Rating Council and Green Seal certified.
- 5) All windows to have TruScene full-size insect screens.
- 6) All sealant used will be waterproof silicone-based sealant.

INSTALLATION:

- 1) All windows to be installed in accordance with Renewal by Andersen installation standards, using the highest quality materials available.
- 2) All work to be done in a professional workman-like manner.
- 3) Removal of all old windows and debris by RbA.
- 4) Leave premises broom clean.

For further examples/pictures of our products, you can access our website by visiting <https://www.renewalbyandersen.com>.

Our complete window catalog can be found [here](#).

Renewal by Andersen – 2005 Newpoint Place, STE 100, Lawrenceville, GA 30043 -- 678-710-9038



FULL PROJECT

DBA: RENEWAL BY ANDERSEN OF GEORGIA
Legal Name: Atlanta Custom Windows, LLC
SC RBS64453 AL 29645
2005 Newpoint Place, Suite 100 | Lawrenceville, GA 30043
Adam Moore (770)402-6571

WILLIAM SAPP & ALLISON BURDETTE
2052 Edinburg Terrace NE
Atlanta, GA 30307
(404)309-3197

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
101	LIVING ROOM	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-
102	LIVING ROOM	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-
111	GARAGE	32 W 29 H		Window: Acclaim™ Casement (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Buck Frames	-

121	LIBRARY/DINING	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-
131	KITCHEN	36 W 38 H		Window: Acclaim™ Casement Single , Left, Base Frame, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 3h Misc: Replace EXTERIOR Trim Brick Mold	-
141	BATHROOM	36 W 38 H		Window: Acclaim™ Casement Single , Left, Base Frame, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 3h Misc: Replace EXTERIOR Trim Brick Mold	-
151	BEDROOM 2	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-

152	BEDROOM 2	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-
153	BEDROOM CLOSET	18 W 38 H		Window: Acclaim™ Casement Single , Left, Base Frame, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Wide Opening Hinge, Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 1w x 3h Misc: Replace EXTERIOR Trim Brick Mold	-
161	BEDROOM 1	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-
162	BEDROOM 1	41 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene , Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 4w x 2h Misc: Replace EXTERIOR Trim Brick Mold , Plantation Shutters R&R	-

201 ATTIC

19 W
40 H



Window: Acclaim™ Casement Single , Left, Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White , Wide Opening Hinge, Standard Color Extra Lock, Standard Color Recessed Hand Lift
Screen: TruScene , Full Screen
Grille Style: Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 2w x 3h
Misc: Replace EXTERIOR Trim Brick Mold



					RETAIL TOTAL	
					DISCOUNT TOTAL	
WINDOWS: 12	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 0	PROJECT TOTAL	



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.





Back of Home



Units 101 & 102

Unit 111



Unit 131

Unit 141



Unit 151 →



← Unit 152



Unit 153 →





← Unit 161



Unit 162 →



← Unit 201

Unit 121 →



Interior Damage to Current Windows

Notes:

- Attic window is broken and will not close.
- Bathroom window will not close all the way because of broken latch (could not get a latch that would fit).
- Storm windows were installed approximately 15 years ago.
- Garage window mullions were eaten away by squirrels.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sanford Insurance, LLC 4468 Forsyth Rd. Macon GA 31210	CONTACT NAME: Lara Miller PHONE (A/C, No, Ext): (478) 471-4221 E-MAIL ADDRESS: lmillers@sanfordusa.com FAX (A/C, No): (478) 471-4222
INSURED Atlanta Custom Windows, LLC, DBA: Renewal by Andersen 2005 Newpoint Place, 100 Lawrenceville GA 30043	INSURER(S) AFFORDING COVERAGE INSURER A: Utical National Assurance Company INSURER B: Graphic Arts Mutual Insurance Company INSURER C: Bridgefield Casualty Insurance Company INSURER D: INSURER E: INSURER F:
	NAIC # 10687 25984 10335

COVERAGES**CERTIFICATE NUMBER:** CL2542915571**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:	Y	Y	CPP5504039	05/01/2025	05/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	5504041	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☒ RETENTION \$ 10,000 OCCUR CLAIMS-MADE	Y	Y	CULP5511186	05/01/2025	05/01/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	840-00204	01/31/2025	01/31/2026	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Member Bernard Foster is excluded from Workers Compensation Coverage.

CERTIFICATE HOLDER**CANCELLATION**

For Informatio Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Only valid at this location and when location conforms to Gwinnett County Ordinance

Gwinnett County Licensing and Revenue
446 W. Crogan Street, Suite 300, Lawrenceville, GA 30046



DISPLAY THIS CERTIFICATE AT BUSINESS LOCATION FOR PUBLIC VIEW

Date Issued:	March 13, 2025	Certificate Number:	2025213759
Expires:	March 31, 2026	Fee:	\$20,100.00
Business Name:	RENEWAL BY ANDERSEN OF GEORGIA		
Description:	Finish Carpentry Contractors		

COPY

Business Location
2005 NEWPOINT PKWY
STE 100
LAWRENCEVILLE GA 30043-5593

MAIL TO:
RENEWAL BY ANDERSEN OF GEORGIA
C/O ROBERT JACKSON
2005 NEWPOINT PKWY STE 100
LAWRENCEVILLE GA 30043-5593

2025
Not Transferable



Windows Manufactured with Fibrex® Composite Material – a Better Alternative and a Better Window

FIBREX® MATERIAL IS A BETTER CHOICE		
	Fibrex Material	Other Materials
Strength	Because Fibrex® composite material is strong, we can make our sash and frames narrower. Narrower frames mean more glass and more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex composite material has superior thermal insulating properties. Combined with Andersen® High-Performance Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can help save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex composite material never needs scraping or painting. It won't rot, decay, or mold. ¹	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen® replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex composite material can be made into any kind of window – including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex composite material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused.	Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame, and quality installation. We back it all with a Products and Installation Limited Warranty ¹ that is one of the best in the business.	Installation is rarely covered in the written warranty.

Reinventing the Window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

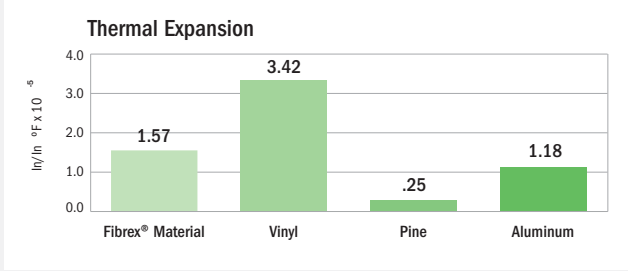
Introducing Fibrex® Material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product. Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

The “Material” Difference

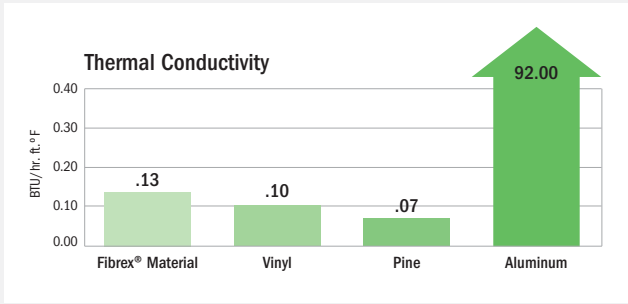
Consider all you expect windows to do for your home. Fibrex® composite material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance, and beauty of windows, Fibrex composite material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree – replacement windows made of Fibrex composite material are the right choice for your home.

Durable and Reliable



Fibrex composite material is durable and reliable, and – like wood, fiberglass, and aluminum – it expands and contracts very little. However, vinyl can expand and contract significantly. Vinyl may cause cracks, bowing, and air or water leaks. Windows made of Fibrex composite material will perform better in winter and summer than windows made of vinyl.

An Excellent Insulator

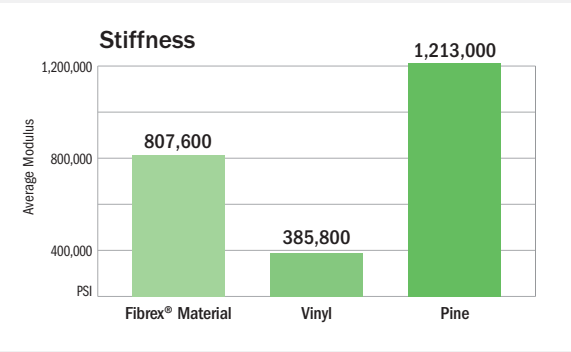


Fibrex composite material has excellent insulating properties on par with wood, vinyl, or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.

The Process Is Easy

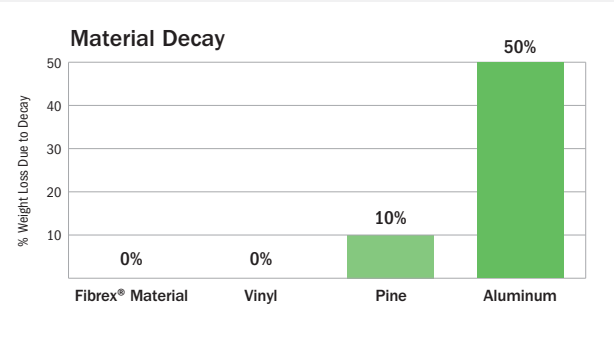
Visit renewalbyandersen.com or call your local Renewal by Andersen showroom for a free in-home or no-contact consultation.

Stable and Predictable



Fibrex composite material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex composite material because of wood's natural variations like grain, knots, and moisture content. Fibrex composite material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, and more view. Fibrex composite material can be made into any style of window – including curved specialty windows – and in colors to complement every home.

Decay Resistant



With Fibrex composite material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex composite material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit, or corrode.¹



The Better Way to a Better Window®

¹ See Renewal by Andersen Products and Installation Transferable Limited Warranty for details.

¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

Fibrex® Composite Material – Better Material, Better Performance

Andersen Corporation was founded in 1903 and soon revolutionized the way windows were



Over the years, Andersen has proudly introduced industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen’s research and development efforts were laying the groundwork for Fibrex® composite material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.



Over 117 Years of Innovation and Excellence

Andersen® products and patents have revolutionized the window and door industry for over 117 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes, and packaging materials all undergo testing.

“You can get environmentally responsible replacement windows that are beautiful and help provide energy savings. We’re proud that our windows have earned SCS Global Services recycled content and indoor air quality certifications, demonstrating our commitment to sustainability.”

– Troy Barrow
President, Renewal by Andersen

1959

Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn’t have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.



1968–1978

Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden components of the window. Engineered wood – wood pieces combined and pressed together – prove stronger than traditional raw wood.



1991

Fibrex® composite material is patented. It combines the best qualities of wood and thermoplastic polymers.



1995

Renewal by Andersen is founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate more than 40 percent reclaimed wood fiber by weight from other window manufacturing operations.



1966

Andersen creates the “clad-wood” window and door category. Andersen Research & Development invents a way to weld the corners together for airtight and watertight performance.

1970s

Andersen strives to improve the return on its resources by making windows and doors that perform and last. Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops a window sash made from reclaimed wood fibers and thermoplastic polymers that performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.

1993

Fibrex composite material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex composite material sill is selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

2008

Renewal by Andersen® windows achieves the highest SCS certified recycled content of any window replacement company.



All of our windows are made of Fibrex composite material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won’t flake, rust, blister, peel, crack, pit, corrode, or rot.² It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.



FIBREX®
MATERIAL

VASTLY SUPERIOR
TO VINYL.



FIBREX® MATERIAL WILL NOT CRACK, PIT, CORRODE OR ROT²



SUPERIOR SCRATCH RESISTANCE. FIBREX® MATERIAL VS. PAINTED VINYL³



FIBREX® MATERIAL FINISH IS 12 TIMES THICKER THAN PAINTED VINYL FINISH³



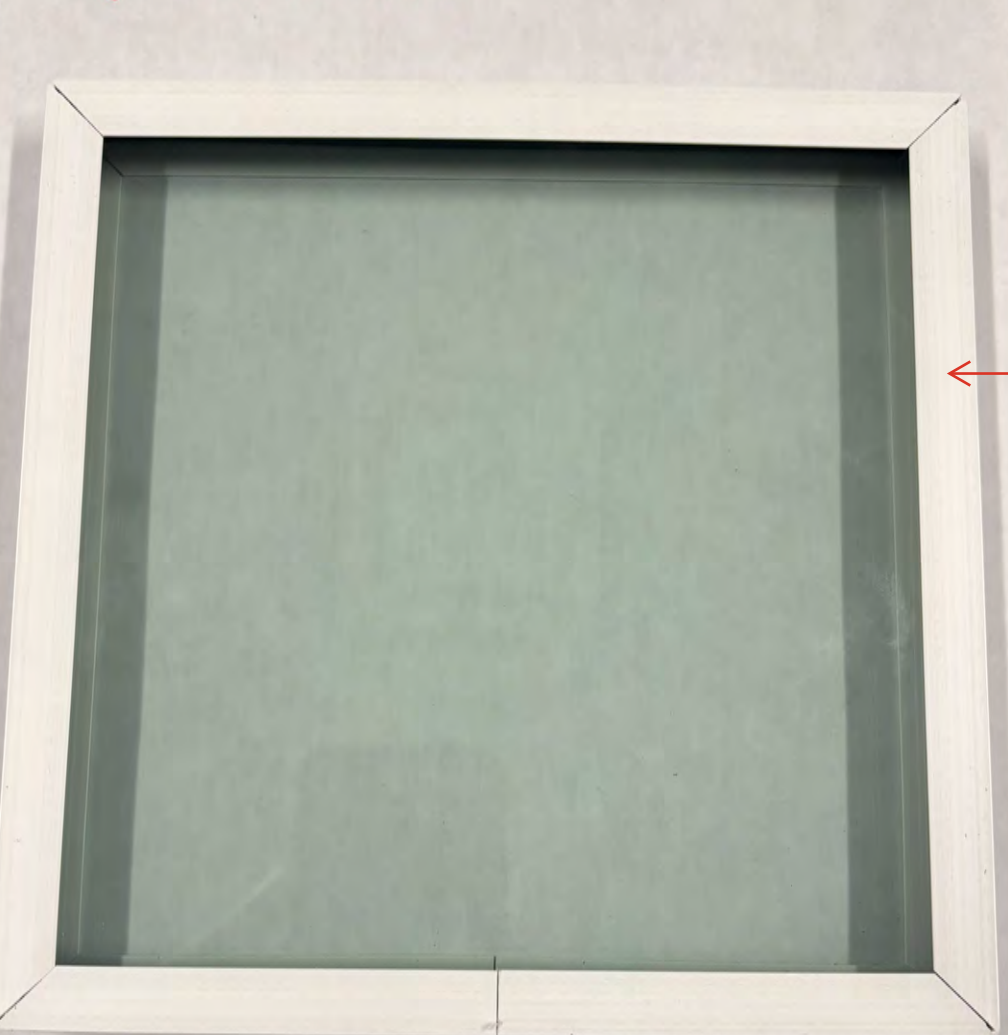
FIBREX® MATERIAL ENDURES EXTREME HEAT



FIBREX® MATERIAL HAS DOUBLE THE STRENGTH OF VINYL

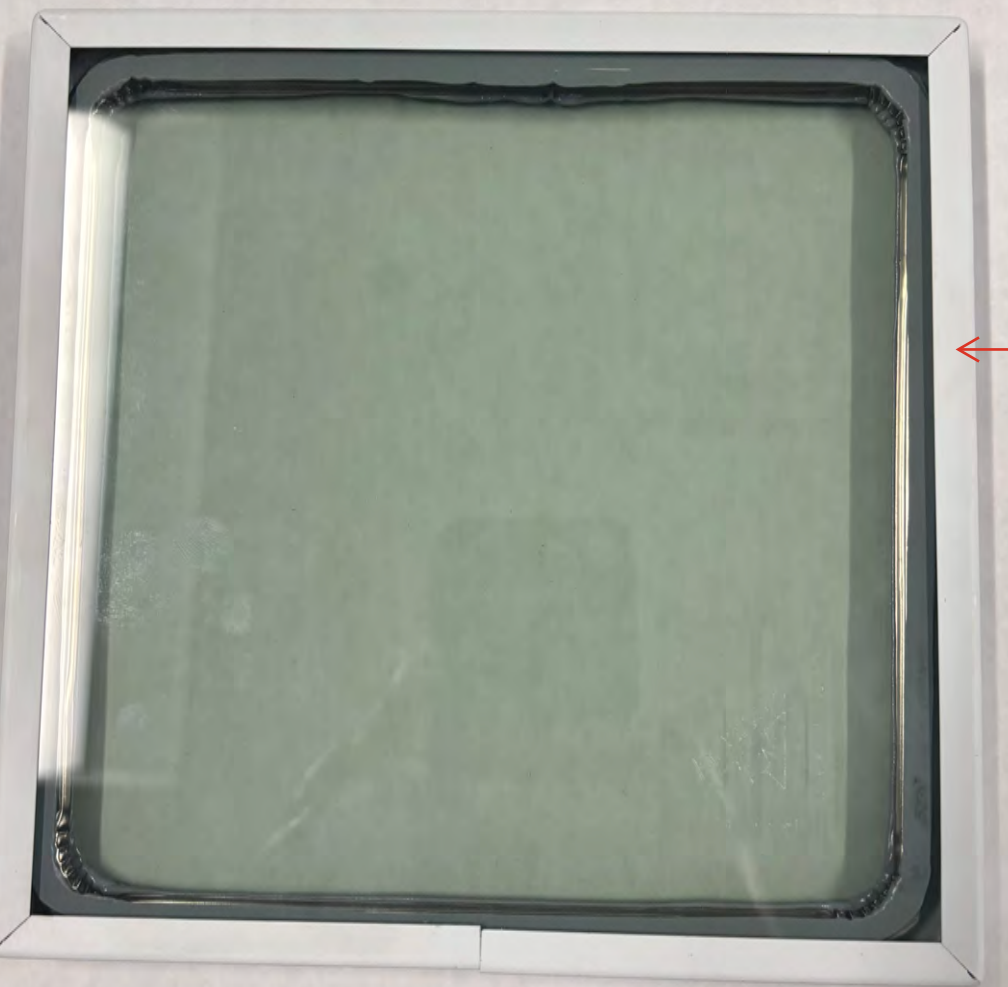
² See Renewal by Andersen Products and Installation Transferable Limited Warranty for details.

³ When Renewal by Andersen® products were tested against five leading competitors’ painted vinyl window products. “Andersen”, “Renewal by Andersen”, and the Renewal by Andersen logo are trademarks of Andersen Corporation. “ENERGY STAR” is a registered trademark of the U.S. Environmental Protection Agency. All other marks where denoted are trademarks of Andersen Corporation. © 2021 Andersen Corporation. All rights reserved. RBA12663



This is a sample of our
clear, High-Performance
(HP) glass.

Both samples have a Low Emissivity
(Low-E) coating. HPSS glass has a
slightly higher concentration to block
95% of damaging UV rays and to
help with cooling and heating costs.
[Visit our website for more details.](#)



This is a sample of our clear,
High-Performance
SmartSun (HPSS) glass.