



HISTORIC PRESERVATION COMMISSION

Monday, March 2nd, 2026

6:00 p.m.

AGENDA

1. Meeting Called To Order
2. Approval Of Minutes From February 2, 2026, Regular Meeting
3. Old Business: None
4. New Business:
  - 4.I. 5 South Avondale Road- Residential, Preservation Designation

Tim Riley, The Neher Group- The proposed project for this 1926 English Vernacular Revival House consists of replacement of five of the house's windows on the side and rear elevations.

Documents:

[HPC PACKET 5 S AVONDALE 3.2.2026.PDF](#)

5. Election Of Officers For 2026:
  - Chair
  - Vice Chair
6. Other Items Deemed Appropriate For Discussion
7. Adjournment

**City of Avondale Estates  
Historic Preservation Commission  
COA Application Review\***

**March 2, 2026 HPC Meeting**

---

**Applicant:** Tim Riley, The Neher Group

**Property Address:** 5 South Avondale Road

**Property Type:** Residential, Preservation Designation

**Project Summary:** The proposed project for this 1926 English Vernacular Revival House consists of replacement of five of the house's windows on the side and rear elevations.

**Applicable Guidelines:** *Historic District Guidelines, Preservation Designation Properties – Windows, pp. 28-29; Materials, p. 35.*

**Analysis:** The project proposes to replace five of the house's windows on the side and rear elevations. The five windows have been previously replaced and are not original to the house. These windows are 1-over-1, double-hung and appear to be a combination of metal, vinyl, and wood windows with storm windows. The proposed replacement windows will be wood with exterior cladding, 6-over-1, double-hung windows to match the appearance of the existing historic wood windows in the remainder of the house.

The *Historic District Guidelines for Windows on Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed. Replacement windows shall match the original windows in dimension, design, and material. They may use double-pane glass and have true divided lights (TDLs) or simulated divided lights (SDLs). SDLs must include the spacer between the glass at each muntin.

The windows proposed to be replaced are nonhistoric replacement windows. Therefore, the guidelines allow for them to be replaced. The proposed 6-over-1, double-hung windows may be TDLs or SDLs, and the rails, stiles, and muntin widths should match those of the house's existing historic 6-over-1 windows. The new windows' material should be wood without exterior cladding since synthetic materials are not allowed on original portions of Preservation Designation properties (see *Guidelines for Materials* below).

The *Historic District Guidelines for Materials on Preservation Designation* properties state that no new synthetic materials may be used on the original portions of Preservation Designation properties. Repair all components with the same materials. The proposed replacement windows should be wood without exterior cladding.

**Recommendation:** Based on the *Historic District Guidelines for Preservation Designation* properties, the proposed project is recommended with the following stipulations:

- Replacement windows should be wood without exterior cladding.
- Rails, stiles, and muntin widths should match those of the house's existing historic 6-over-1 windows.

# Historic Preservation Commission Application for Certificate of Appropriateness COA



21 North Avondale Plaza  
Avondale Estates, Georgia 30002  
Ph: (404) 294-5400  
Fx: (404) 299-8137  
[www.avondaleestates.org](http://www.avondaleestates.org)

## APPLICANT INFORMATION

Applicant Name: Tim Riley / The Neher Group	Address/City/Zip Code: P.O. Box 341262 Memphis, TN 38184
Phone: 901-471-1043	Email: tim@tngbuildingpermits.com
Project Address: 5 South Avondale Rd. Avondale Estates, GA 30002	
If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.	
Applicant Signature: <i>Tim Riley</i>	Date: 1/20/2026

**PROPOSED PROJECT:**    Residential    Commercial

New Construction    Renovation/Repair    Demolition

Description of Project:  
Install five (5) Andersen A Series DH wood clad windows. Same size, shape, and appearance as the existing windows. The proposed windows are located on the side and back of the house.

## ATTACHMENTS

(Refer to attached checklist for further details)

- Site plan and scaled drawings of the proposed changes  
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).
- A detailed narrative of the proposed project.
- Materials checklist with all materials including windows and door changes.
- Sample photos of windows, doors, and garage doors (if applicable).
- Photos of the structure site to be modified.
- Photos of the structure as seen from the street.
- Electronic copy of application packet must be submitted to: [lleland@avondaleestates.org](mailto:lleland@avondaleestates.org)

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Application will be reviewed by the Avondale Estates Historic Preservation Commission and  
Approved or Denied within 45 days of the submittal date**

### FOR OFFICE USE ONLY

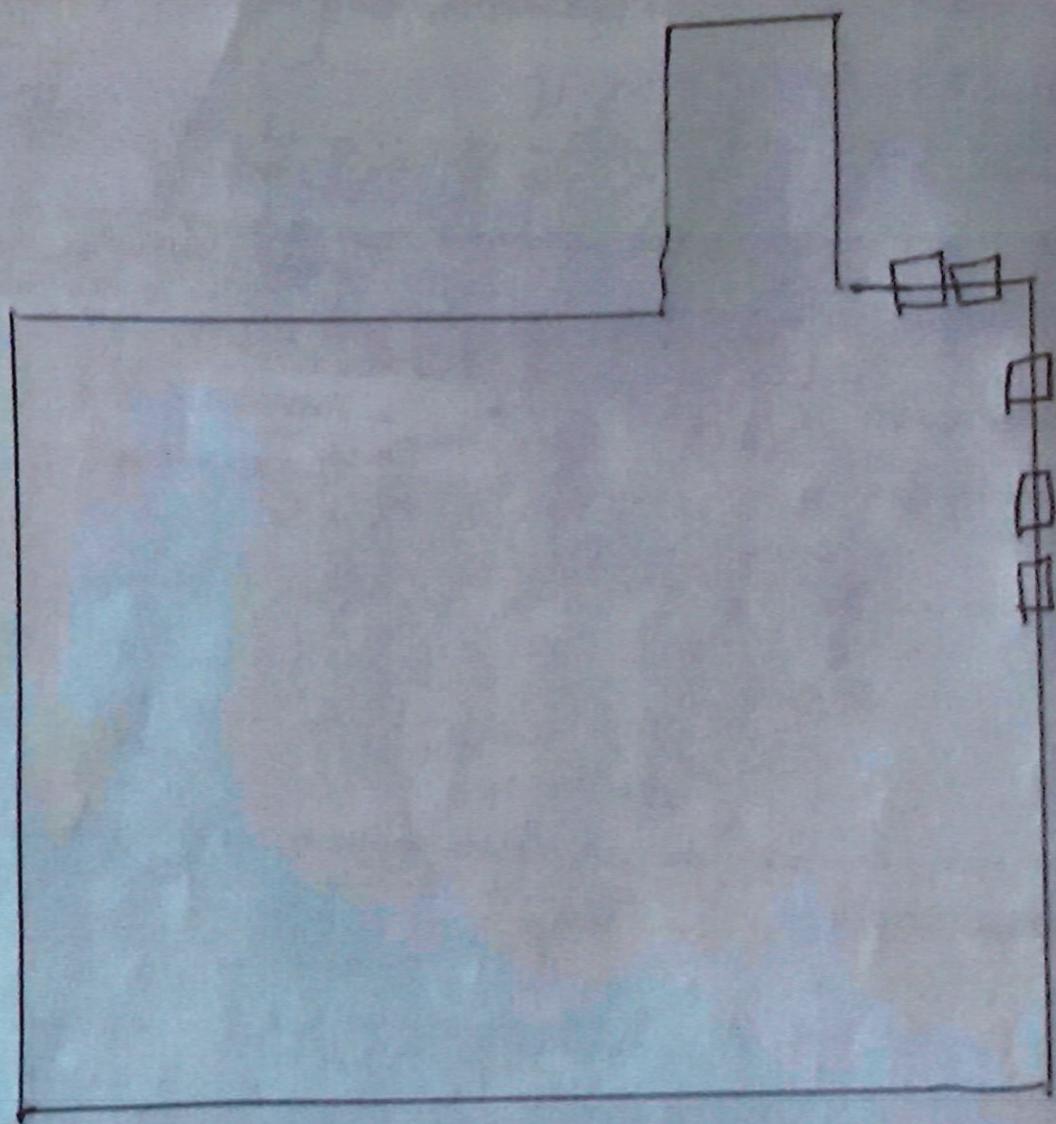
DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION <input type="checkbox"/> Preservation <input type="checkbox"/> Adaptation <input type="checkbox"/> Conservation <input type="checkbox"/> Construction	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
-----------------------------	--------------------------	---	-----------------------------------	------------

**5 South Avondale Rd. Avondale Estates, GA 30002**

**Scope of Work:** Install five Andersen A-Series Wood clad replacement windows, same size, shape, location, and appearance as the other windows on the house. The intention is to match the appearance of the other windows on the house, to give the house uniformity.

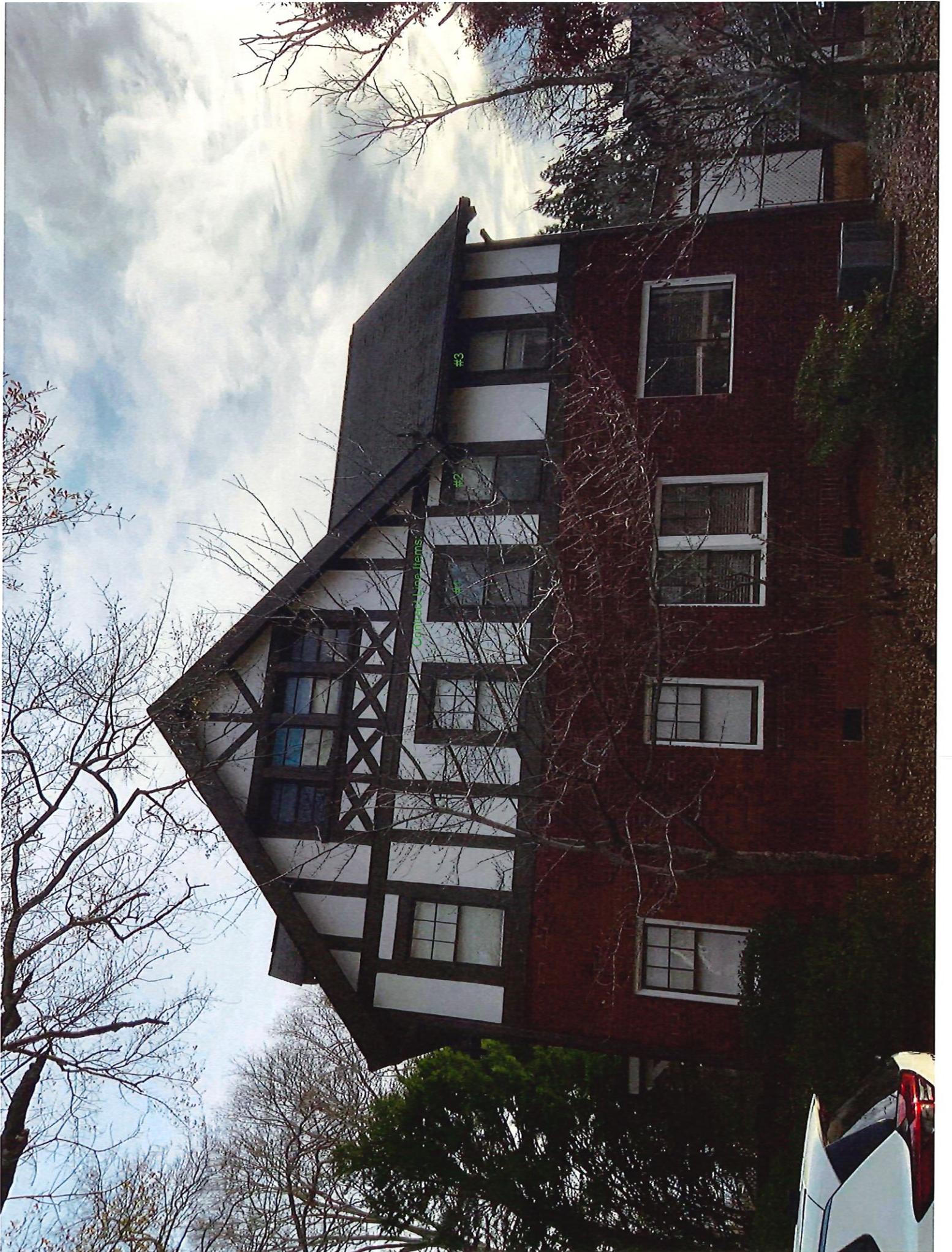


The windows are located on the side and back.



Front



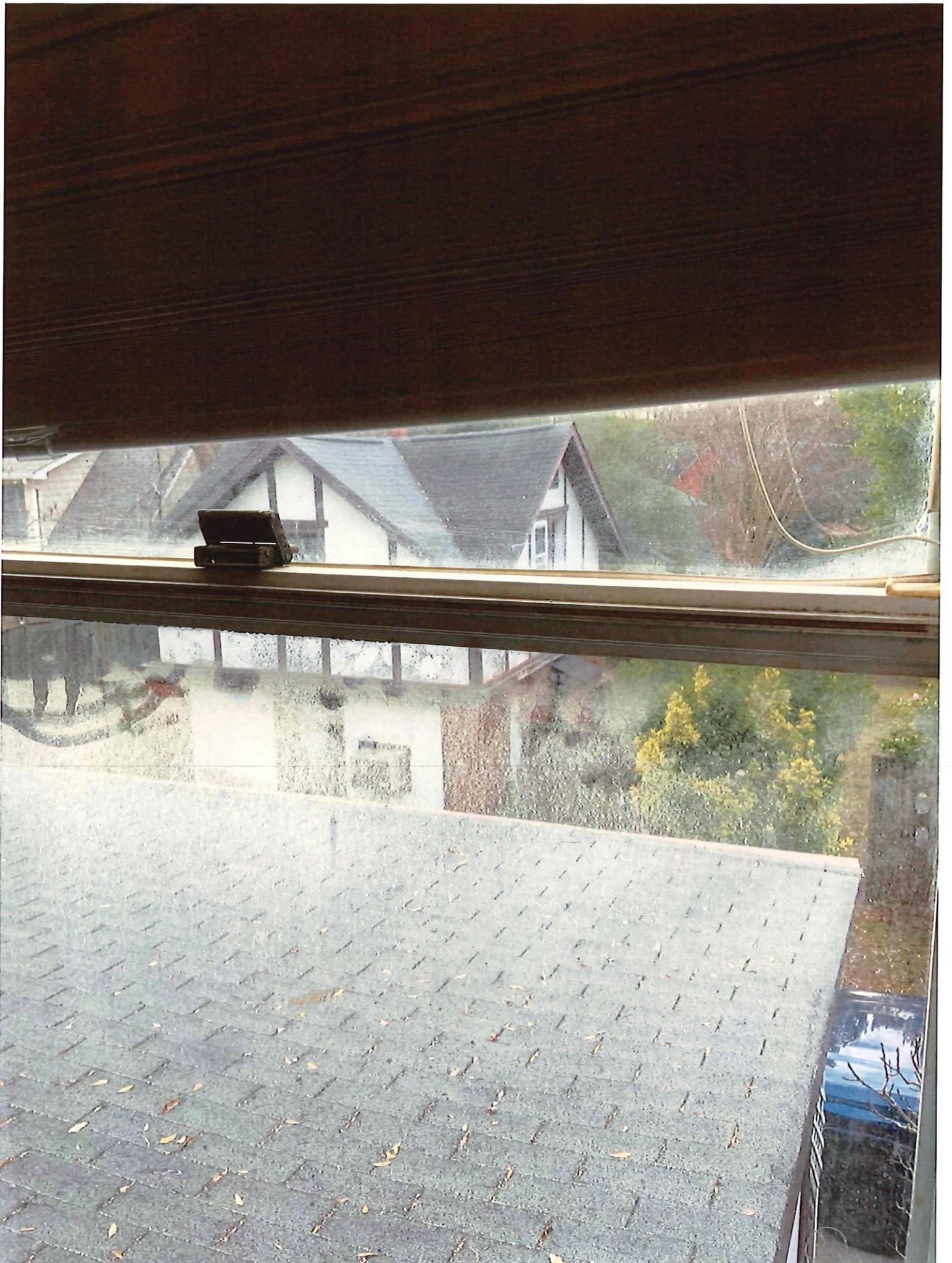




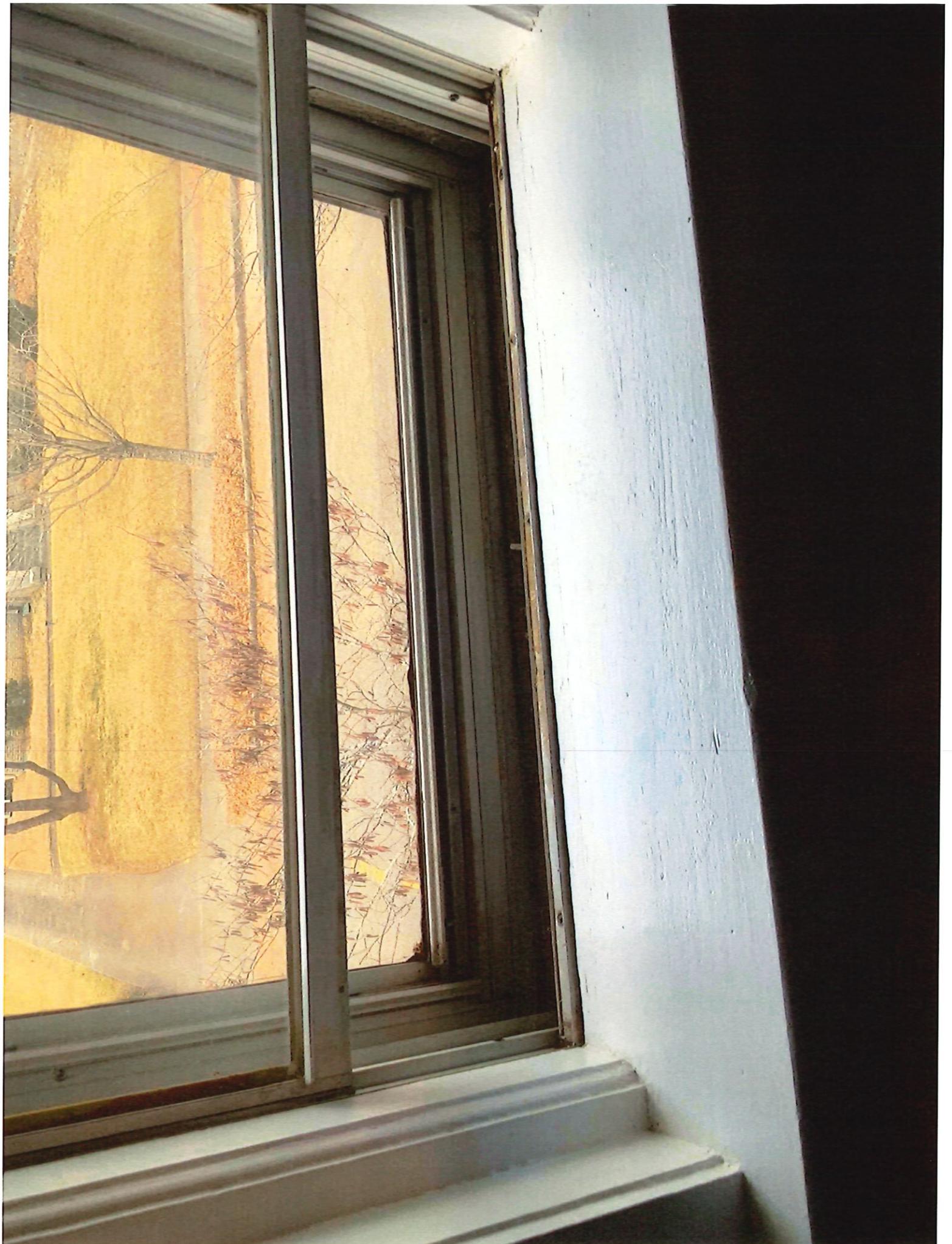
Contract Line Items

2024 2025

















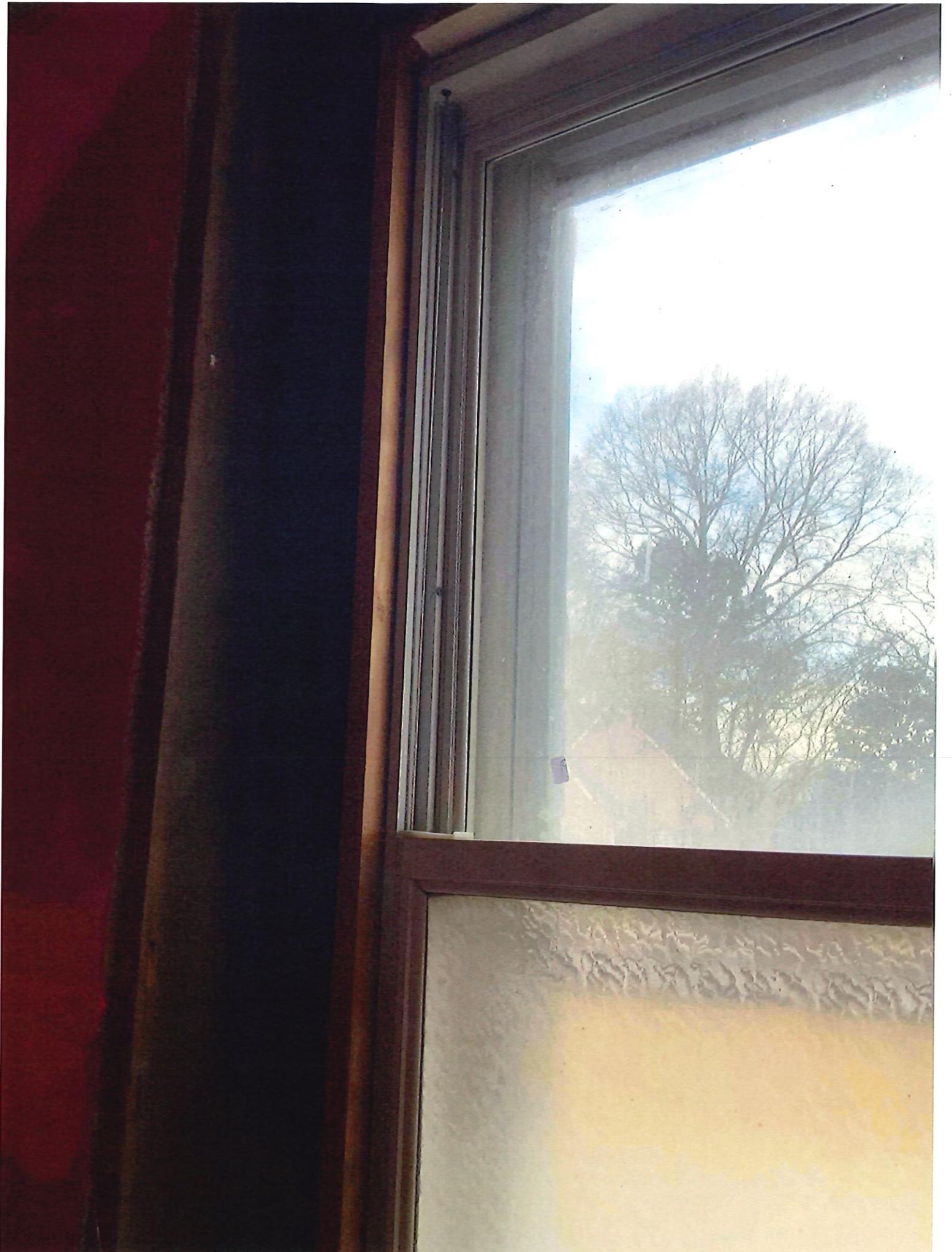


















# PROJECT SPECIFICATION



Date: <u>12/05/2025</u> Sales Consultant : <u>Scott Flickinger</u> Sales Consultant Phone # : <u>(770) 329-7852</u>	Branch: <u>Atlanta</u> CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u> , <u>Scott Flickinger : R-I-87262-13-31709</u> License(s): _____
--	---

INSTALLATION ADDRESS: 5 South Avondale Road  
Avondale Estates GA 30002  
 Job #: F55872881

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>CHRIS CHURCH</u>	_____	_____	<u>(770) 335-1923</u>
_____	_____	_____	_____

**PROJECT N**  
 Customer Signature: \_\_\_\_\_ Date: 2/05/2025

## PROJECT SPECIFICATIONS

1	2nd Floor/Bathroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Tempered, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
2	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
3	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"
4	2nd Floor/Bedroom 1/Windows	A Series Double-Hung, Overall Frame Width - 32, Overall Frame Height - 54, Product Style - Equal Sash, Venting / Handing - AA, Exterior Frame Color - Cocoa Bean, Interior Frame Finish Color - Unfinished, Glass Option - Low-E4 SmartSun, Glass Strength - Standard, Specialty Glass - No Specialty Glass, Insect Screen Type - None, Grille Type - Full Divided Light (FDL), Grille Pattern - Specified Equal Light, Grille Bar Width - 7/8"





Andersen's best-performing and most energy-efficient A-Series windows offer a variety of performance options to meet strict building codes\* and 24/7 protection against the harshest weather conditions.



	STANDARD	PERFORMANCE GRADE (PG) UPGRADE	STORMWATCH® PROTECTION 
<b>DESCRIPTION</b>	A-Series windows have been rigorously tested to meet PG50 for all glass options offered.	A-Series windows with a Performance Grade (PG) upgrade achieve higher air, water and structural ratings as opposed to standard performance windows.	A-Series windows with Stormwatch Protection achieve higher air, water and structural ratings. They also include impact-resistant glass for wind-borne debris protection to maintain the structural integrity of the unit after impact.
<b>PERFORMANCE RATING</b>	<b>PG50</b> PERFORMANCE <small>AEM0050 (AAMA/WDMA/CSA 101/152/440-07)</small>	<b>PG70</b> PERFORMANCE <small>AD1E050 PGLP (AAMA/WDMA/CSA 101/152/440-07)</small>	<b>PG70</b> PERFORMANCE +  <small>AEM3050 2W Impact (AAMA/WDMA/CSA 101/152/440-07)</small>
<b>GLASS STRENGTH</b>	Standard or Tempered	Tempered	Laminated Impact in Standard, Monolithic or Tempered
<b>HIDDEN STRUCTURAL REINFORCEMENTS</b>		•	•
<b>DESIGNED TO SATISFY*</b>	<ul style="list-style-type: none"> <li>• AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS)</li> <li>• Florida Building Code Product Approvals:               <ul style="list-style-type: none"> <li>FL15497 – Double Hung</li> <li>FL15551 – Casement</li> <li>FL15552 – Awning/ATV</li> <li>FL15553 – ATF/APW</li> <li>FL24174 – A-Series Specialty Window</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS)</li> <li>• Florida Building Code Product Approvals:               <ul style="list-style-type: none"> <li>FL15497 – Double Hung</li> <li>FL15551 – Casement</li> <li>FL15552 – Awning/ATV</li> <li>FL15553 – ATF/APW</li> <li>FL24174 – A-Series Specialty Window</li> </ul> </li> <li>• Texas Department of Insurance</li> </ul>	<ul style="list-style-type: none"> <li>• AAMA/WDMA/CSA 101/I.S. 2/A440 "North American Standard/Specification for windows, doors and skylights" (NAFS)</li> <li>• ASTM/E1886/E1996 large missile test</li> <li>• TAS 201, 202, 203 large missile test for High Velocity Hurricane Zone</li> <li>• Florida Building Code Product Approvals:               <ul style="list-style-type: none"> <li>FL15497 – Double Hung</li> <li>FL15551 – Casement</li> <li>FL15552 – Awning/ATV</li> <li>FL15553 – ATF/APW</li> <li>FL24174 – A-Series Specialty Window</li> </ul> </li> <li>• Texas Department of Insurance</li> </ul>