

# DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

## Staff Report

### Consent Agenda

C. 1460 Cornell Road, Patrick Deveau. Demolish and construct a nonhistoric accessory structure.

**1248102.**

Built in 1923; Garage Built in 1950 - Nonhistoric (18 054 10 027)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

08-00 1460 Cornell Road (DH), Deborah Ayer. Remodel roof and doors on nonhistoric rear addition; replace rear deck with an arbor and a brick patio. **Approved.**

### Summary

The applicant proposes demolishing an existing, nonhistoric accessory structure and constructing a new nonhistoric accessory structure in the same location and footprint. The existing single-story structure is located in the backyard of the property, near the Eastern property line, and will be demolished due to the loss of structural integrity. A new, single-story structure will be constructed in the same location as the previous structure in the backyard of property. The structure will be constructed with a half-hipped, half-gable asphalt shingle roof, clapboard siding, two-pairs of carriage doors on the Southern elevation, and a stone chimney on the Northern elevation. The structure will measure roughly 21' in height from grade to the top of the stone chimney. The structure will not be visible from the Right of Way.

### Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

### 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.
- 7.3.3 *Demolition and Relocation* (p76) *Guideline* – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure's place.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Application for Certificate of Appropriateness

Date Submitted: \_\_\_\_\_

Subject Property Address: 1460 Cornell Road NE, Atlanta, GA, 30306

Property Parcel ID No: 18 054 10 027

Date(s) of Construction on all structures on the property: 1923; Garage built in 1950  
(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 checked="" type="checkbox"/> | Other Building Changes      | <input type="checkbox"/> |
| Demolition        | <input checked="" 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:

The Owners have an existing accessory structure of approximately 500 SF that is located within the buildable lot area of their property. It is not visible from the street. They originally wished to renovate the structure from storage into an outdoor living space, but the existing accessory structure is compromised structurally and will require demolition and rebuilding. The design intent is to rebuild a structure that is of like-kind and higher quality with the same footprint, a similar massing, and with a similar design language.

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 4/16/26  
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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: Casey Shuster and Lillian Hansen

being owner(s) of the property at: 1460 Cornell Road NE, Atlanta, GA 30306

hereby delegate authority to: Patrick Deveau, Architect

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

Signature of Owner(s): *Casey Shuster* *Lillian Hansen*  
Date: 4/16/26

**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 via email. 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.

# Application for Certificate of Appropriateness

*Submitted to:*

**DeKalb County  
Department of Planning &  
Sustainability**

*In consideration of:*

**Demolition & Re-build of an  
Accessory Structure**

*Residence of:*

**Dr. Casey Shuster and  
Lillian Hansen**

*Address:*

**1460 Cornell Road NE  
Atlanta, GA 30306**

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# Survey and Existing Conditions

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

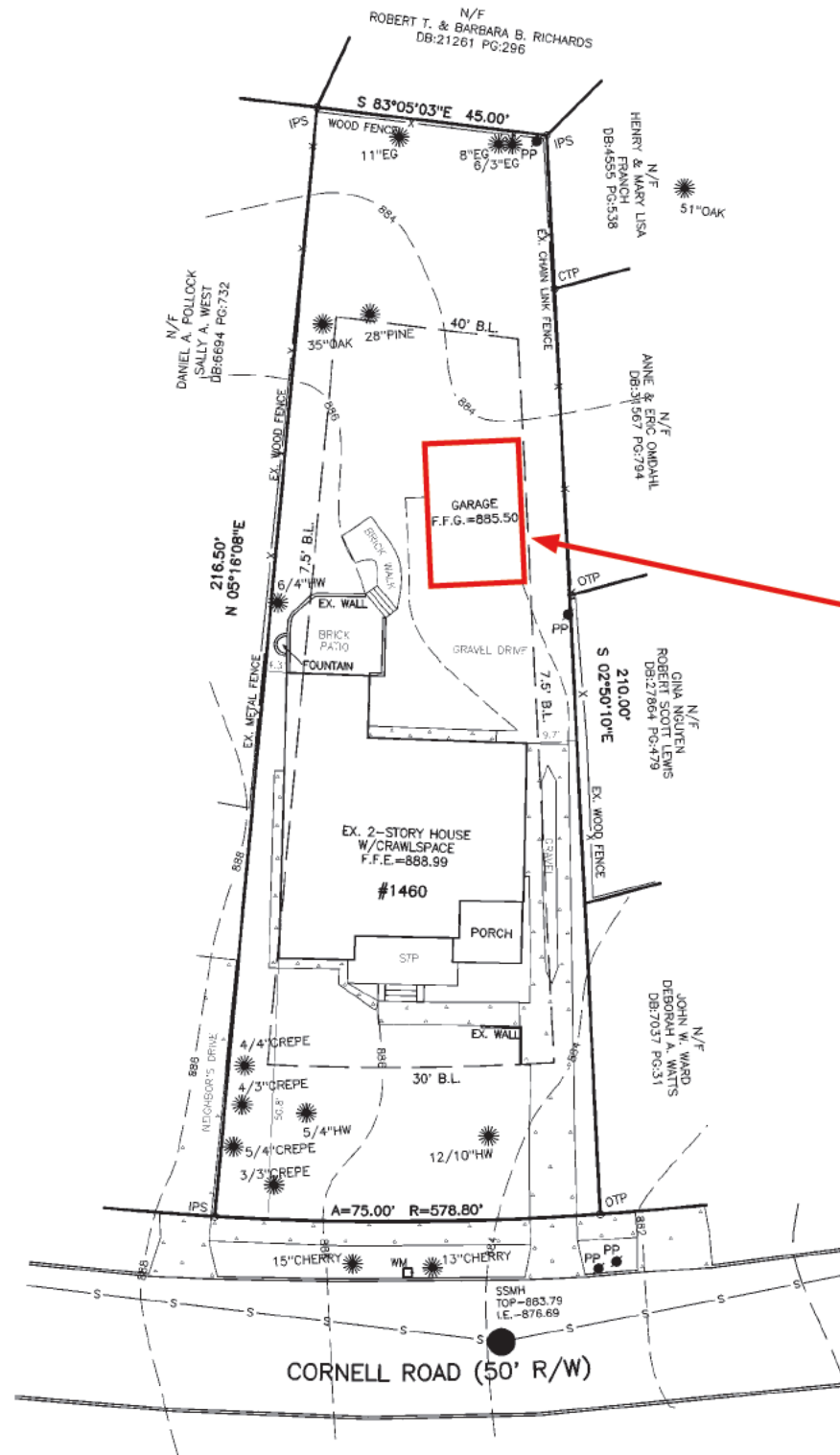
**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

**ZONING INFORMATION:**

CLASSIFICATION: R-75  
 SETBACKS: FRONT - 30 FEET  
           SIDE - 7.5 FEET  
           REAR - 40 FEET  
 MINIMUM LOT WIDTH - 75 FEET  
 MINIMUM LOT AREA - 10,000 sf.  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:  
 12,792 sf.  
 0.294 ACRES



**LEGEND**

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- W- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

Project Scope

**CAUTION:**  
 The utilities are shown for the contractors convenience only, and there may be other utilities not shown on these plans. The engineer assumes no responsibility for the size or location of these utilities. The size and location was derived from a combination of field measurements and the utility company's verbal information. It shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

**ALPHA LAND SERVICES**  
 P.O. BOX 1851  
 LOGANVILLE, GA. 30052  
 ENGINEERING + LAND SURVEYING  
 OFF: 770.696.4254 EMAIL: ROBERT@ALPHALANDSERVICES.COM

SURVEY FOR:  
**1460 CORNELL ROAD**  
 TAX PARCEL# 18 054 10 027

LAND LOT: 54	LOT: 10 BLOCK: 37
DISTRICT: 18TH	SUB: DRUID HILLS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 12/08/25	AREA = 0.294 ACRES
PLAT DATE: 01/14/26	JOB No. 25-12-612

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

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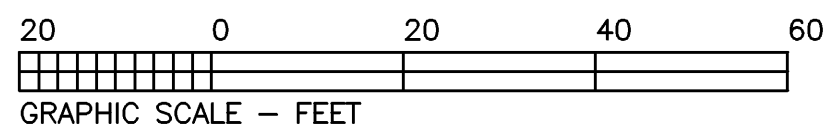
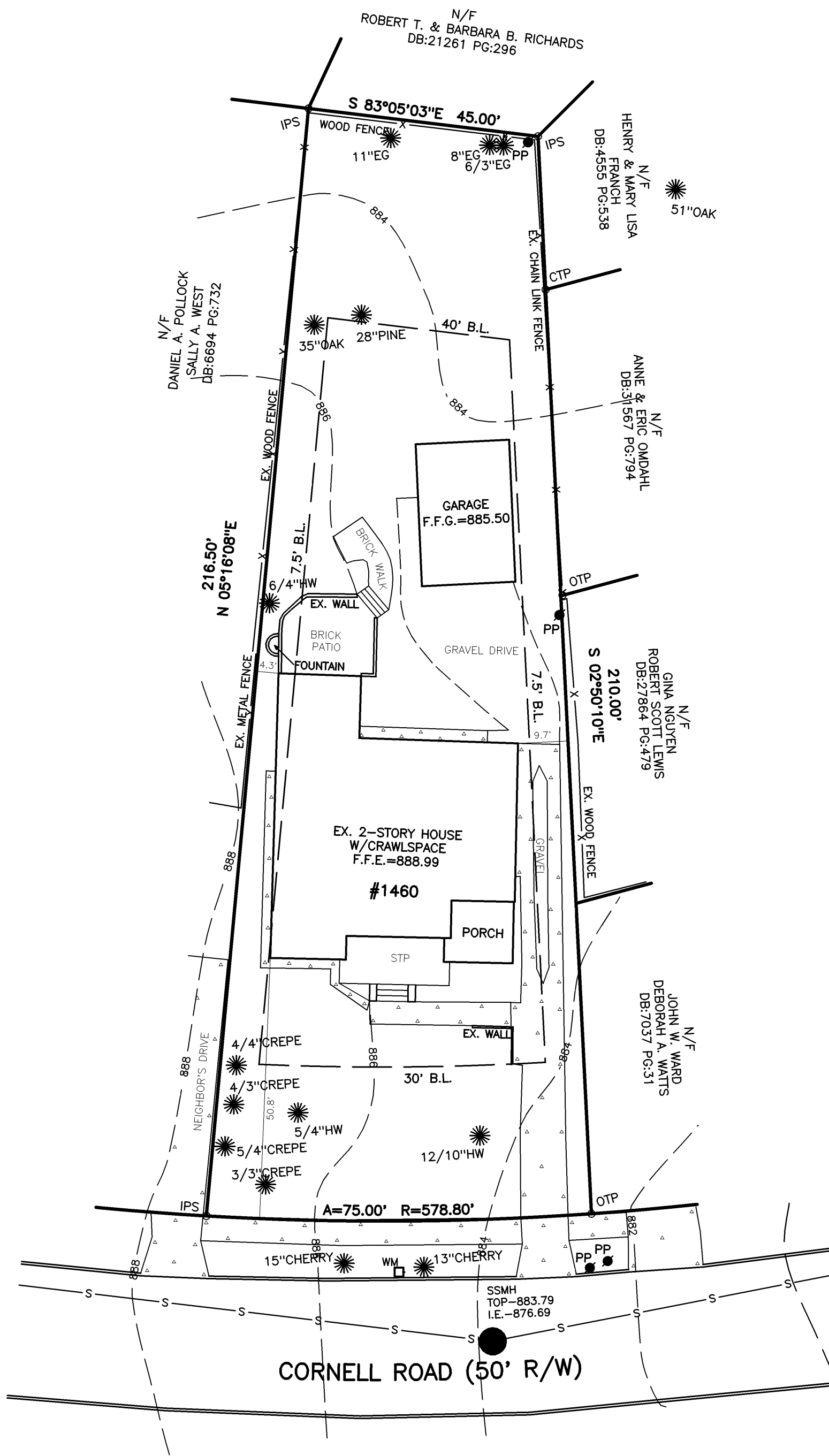
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<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>1460 CORNELL ROAD</b> TAX PARCEL# 18 054 10 027	
REVISION:	LAND LOT: 54	LOT: 10	BLOCK: 37
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 12/08/25	AREA = 0.294 ACRES		
PLAT DATE: 01/14/26	JOB No. 25-12-612		
REF. PLAT: PB. 7 P. 77			

Existing Conditions - Main House



Street Elevation from the property



Street Elevation



Street Elevation



View from Cornell Road

Residence of: Dr. Casey Shuster and Lillian Hansen

Address: 1460 Cornell Road NE Atlanta, GA 30306

Patrick Deveau Architect LLC © 2026

Existing Conditions - Accessory Structure - Exterior Elevations



South Elevation



West Elevation



North Elevation

Residence of: Dr. Casey Shuster and Lillian Hansen



East Elevation

Address: 1460 Cornell Road NE Atlanta, GA 30306

Patrick Deveau Architect LLC © 2026

# Existing Conditions - Accessory Structure - Interiors



Looking West



Looking West



Looking North



Looking East

Residence of: Dr. Casey Shuster and Lillian Hansen



Looking South

Address: 1460 Cornell Road NE Atlanta, GA 30306



Looking South

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Existing Conditions - Accessory Structure - Structural Issues



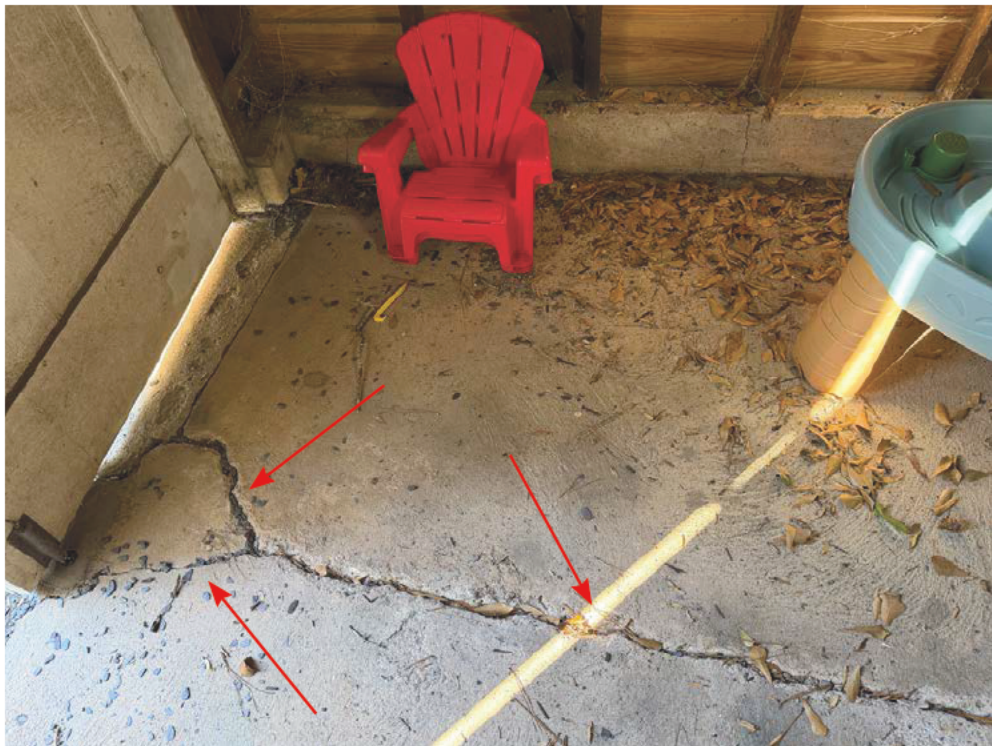
Southwest corner



Southwest corner



Southwest corner



Southwest Floorplan

Residence of: Dr. Casey Shuster and Lillian Hansen



Southwest Floorplan

Address: 1460 Cornell Road NE Atlanta, GA 30306



Southeast corner

Patrick Deveau Architect LLC © 2026

## Existing Conditions - Accessory Structure - Structural & Quality Issues



Re-roofed with 1in roofing nails on 1/4" sheathing. Miscellaneous, random joist sizing.



Spalling terracotta block foundation

Residence of: Dr. Casey Shuster and Lillian Hansen



Sheathing rot. Significantly warped roof line.

Address: 1460 Cornell Road NE Atlanta, GA 30306



Roof joists not bearing on exterior stud wall due to differential settlement of foundation

Patrick Deveau Architect LLC © 2026

Existing Conditions - Accessory Structure - General damage



Damage detail

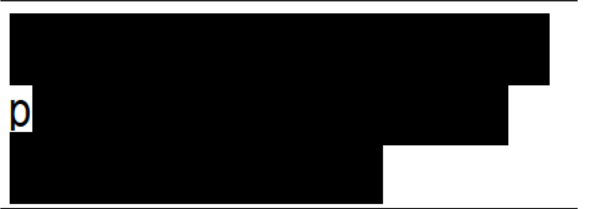


Damage detail

Looking East

# Existing Drawings

NOTES:



PROJECT

SHUSTER RESIDENCE  
1460 CORNELL RD NE  
ATLANTA, GA 30306

ISSUED FOR:

PRICING

REVIEW

CONSTRUCTION

ISSUANCE

DATE

REVIEW 4.15.26

- -

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STAMP

TITLE  
EXISTING  
SITE PLAN

DRAWING NUMBER

SCALE

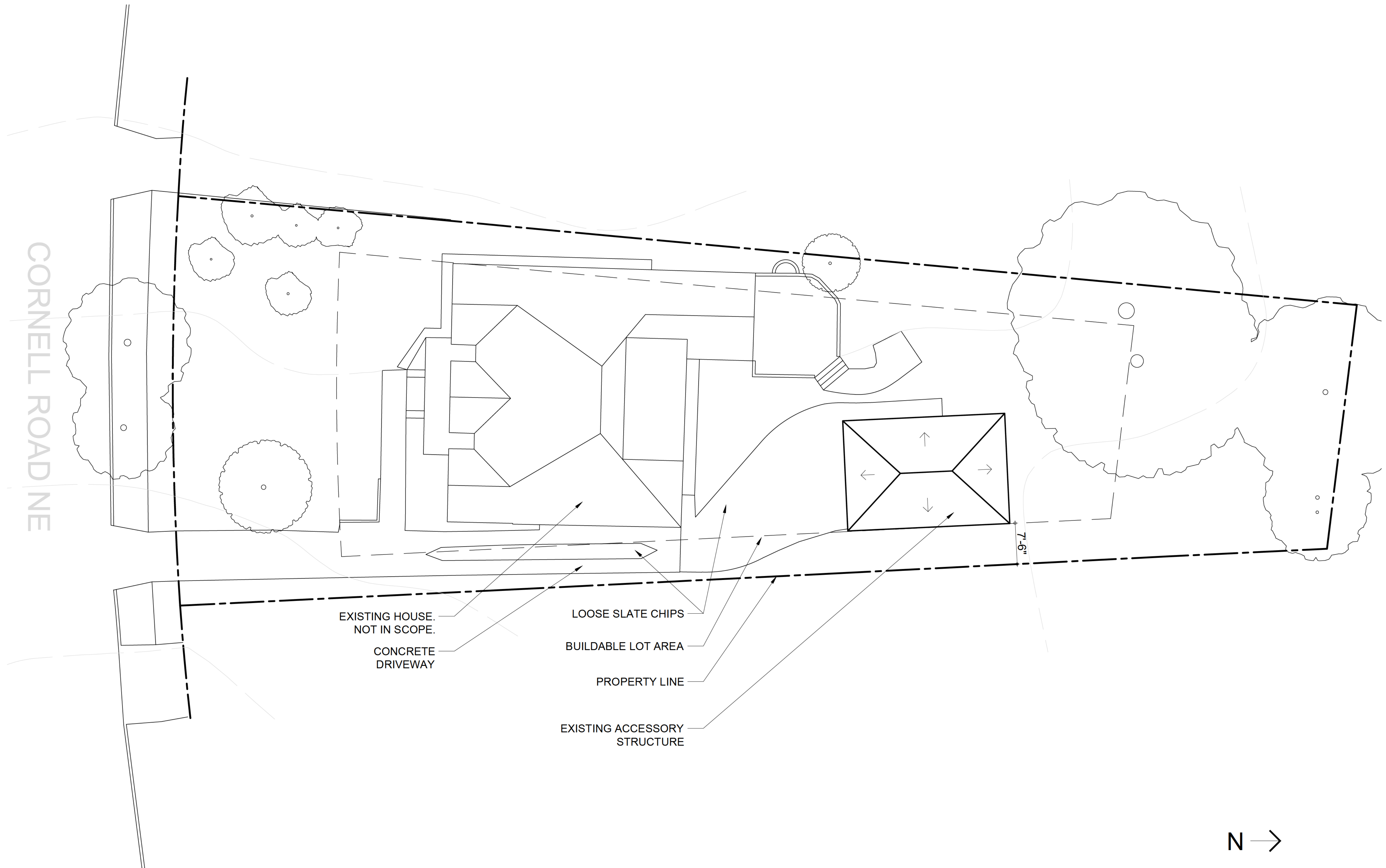
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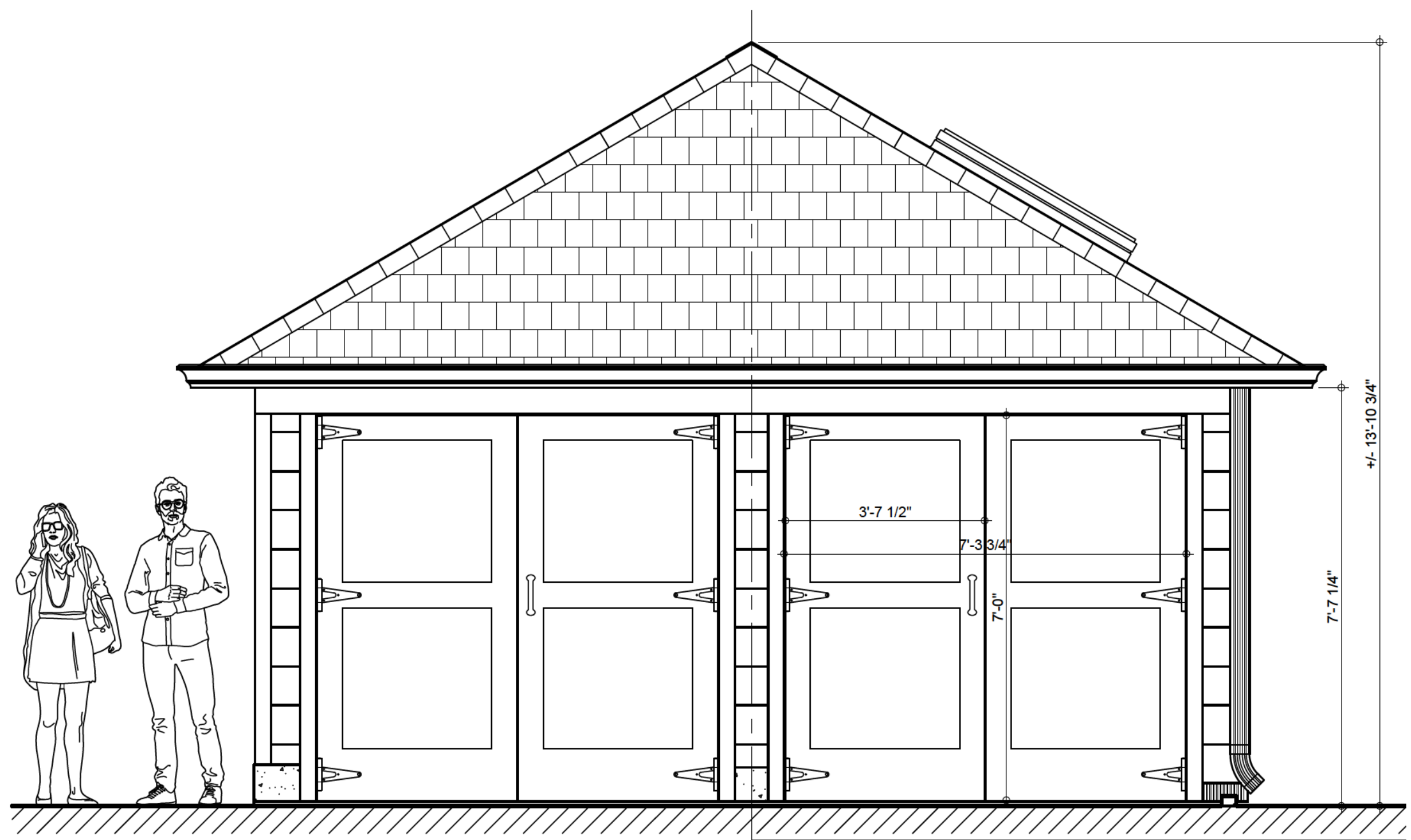
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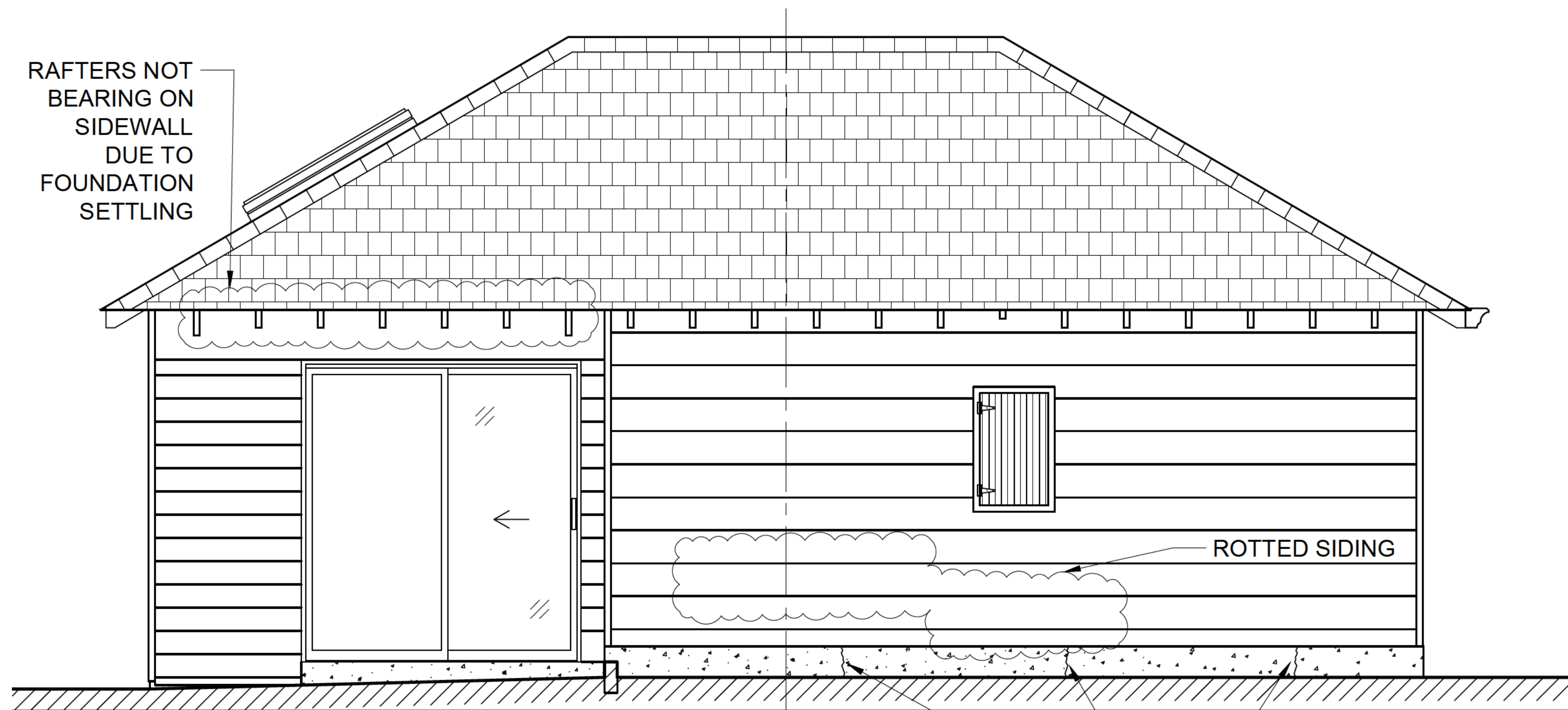
CORNELL ROAD NE



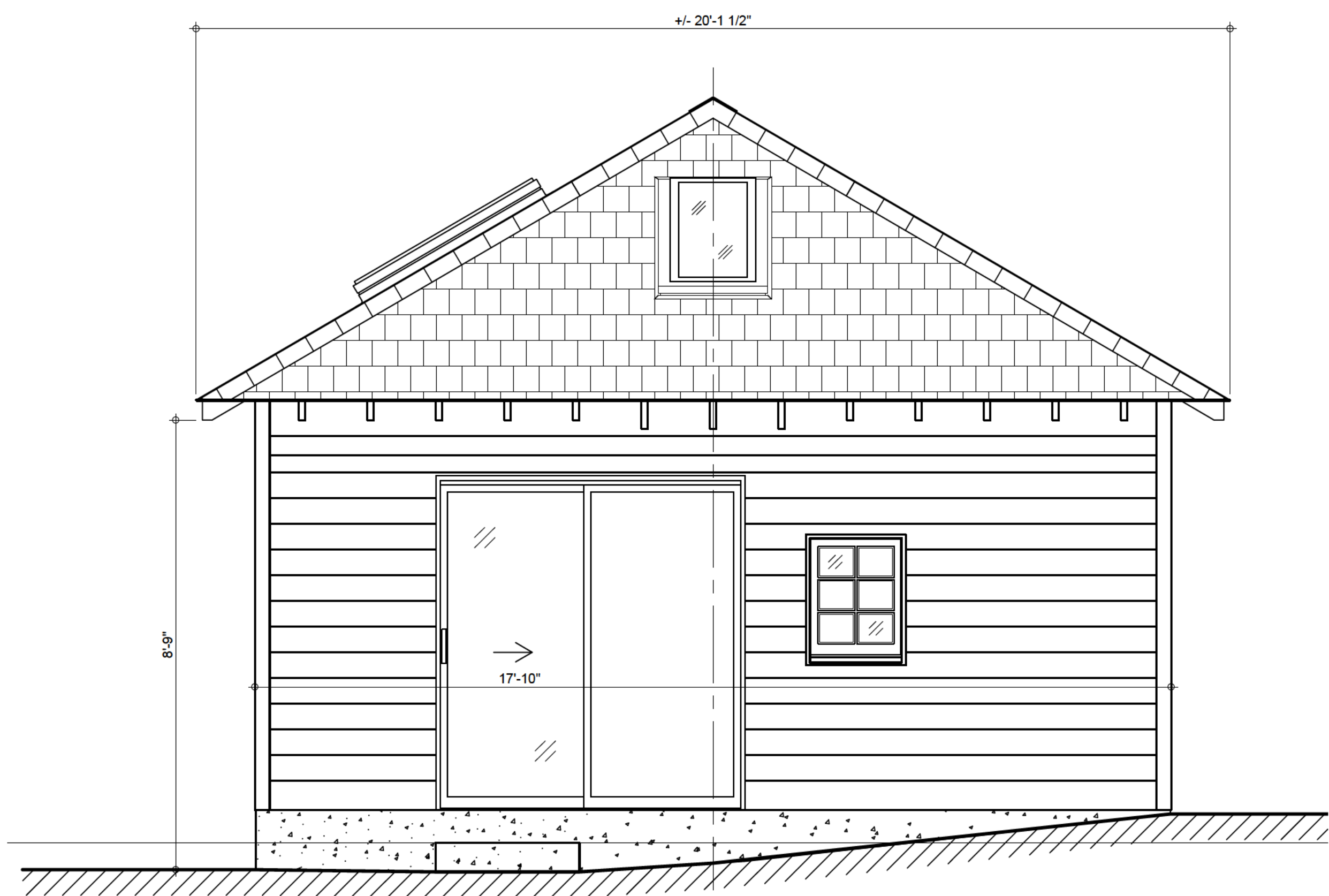
1 SITE PLAN - EXISTING



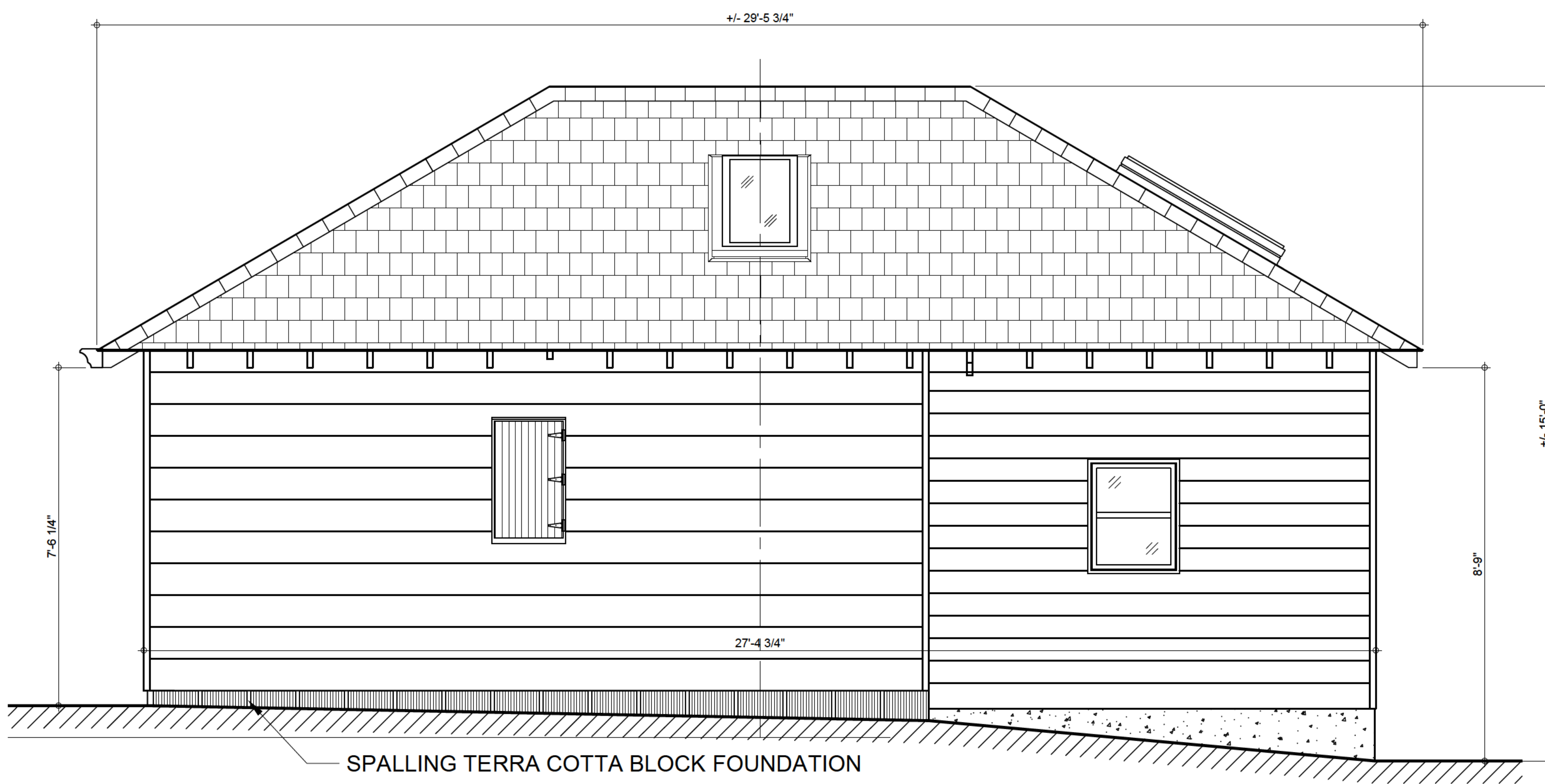
1 SOUTH ELEVATION - EXISTING



2 WEST ELEVATION - EXISTING



3 NORTH ELEVATION - EXISTING



4 EAST ELEVATION - EXISTING

NOTES:

- PLEASE ADVISE: DRAWINGS INDICATE LEVEL ROOF AND FOUNDATION. ROOFING AND FOUNDATION SLOPES SIGNIFICANTLY SOUTH TO NORTH DUE TO FOUNDATION FAILURE.

Patrick Deveau Architect LLC

PROJECT

SHUSTER RESIDENCE  
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ISSUANCE DATE

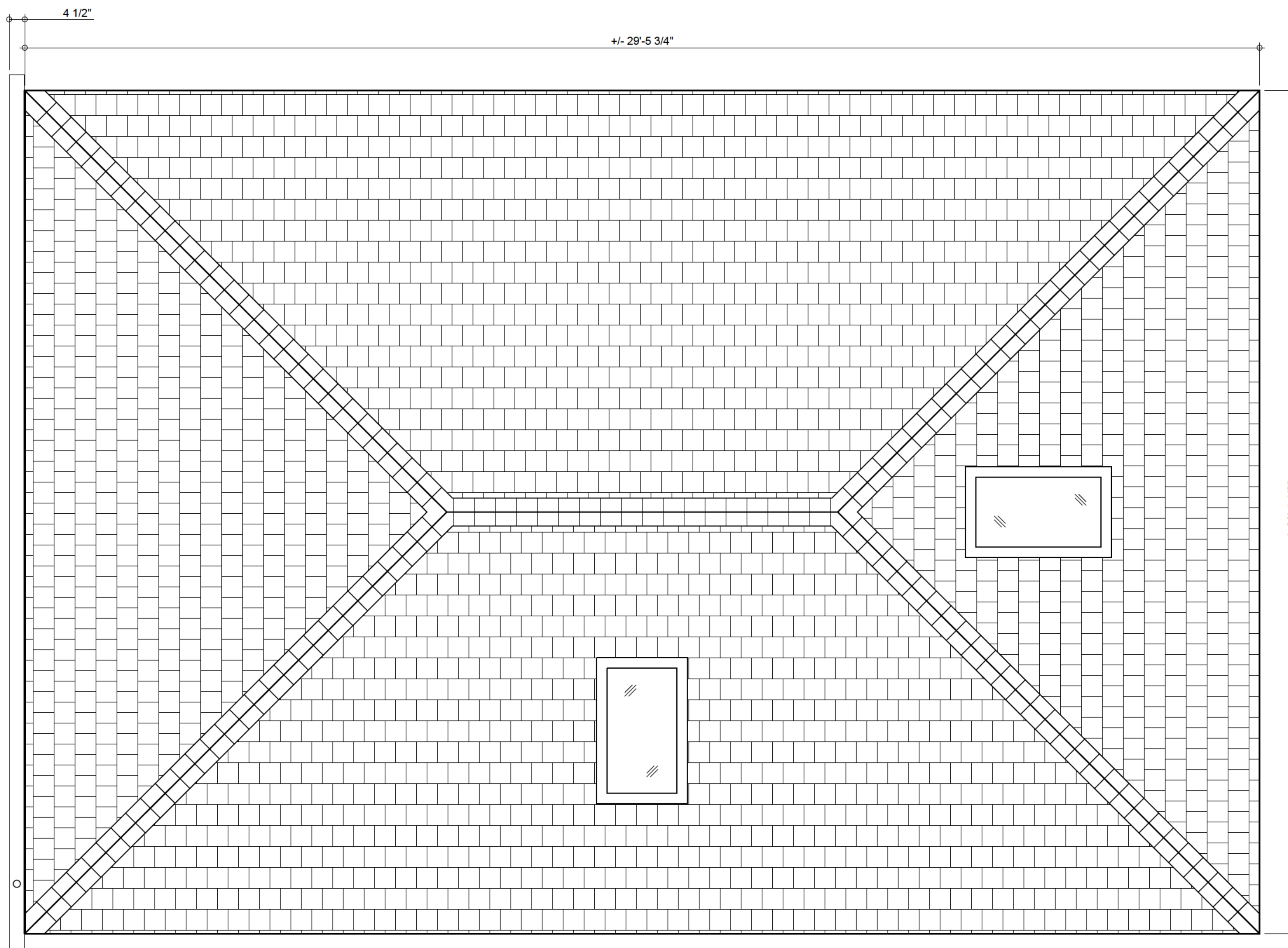
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REVIEW	4.15.26
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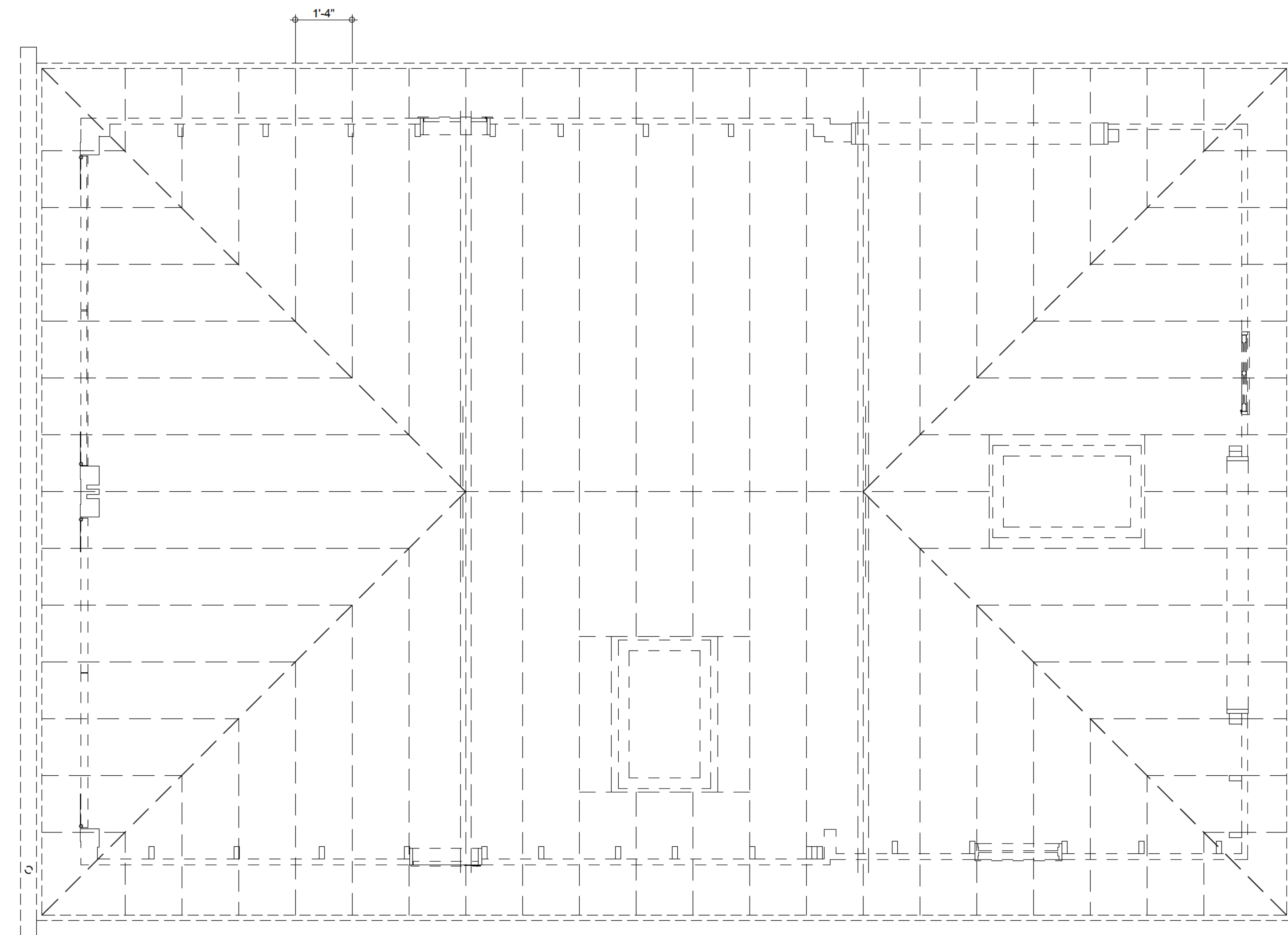
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AS-BUILT DRAWINGS  
ELEVATIONS

DRAWING NUMBER SCALE  
A 160 1/2" = 1' - 0"

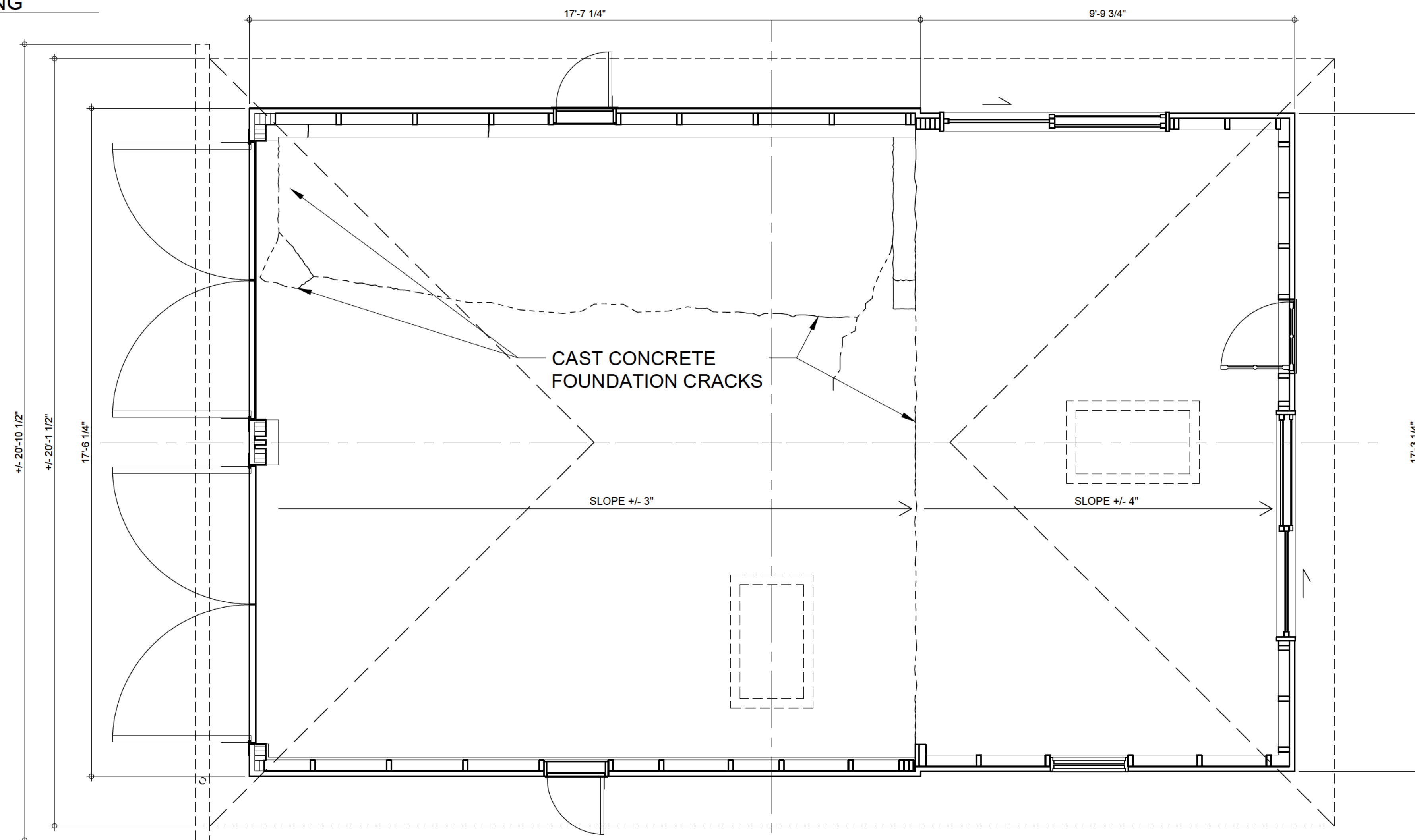
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1 ROOF PLAN - EXISTING



2 FRAMING PLAN - EXISTING



3 PLAN - EXISTING

NOTES:

- PLEASE ADVISE: FAILURE OF THE CONCRETE SLAB HAS CREATED SIGNIFICANT SLOPE FROM SOUTH TO NORTH. FINISHED FLOOR ELEVATION VARIES SIGNIFICANTLY.
- SIGNIFICANT ROT OF ROOF SHEATHING IS PRESENT.
- IN THE NORTHWEST OF THE PLAN, THE RAFTERS ARE FLOATING AND NOT BEARING ON THE SIDEWALL DUE TO DIFFERENTIAL SETTLEMENT OF THE FOUNDATION.

Patrick Deveau Architect LLC

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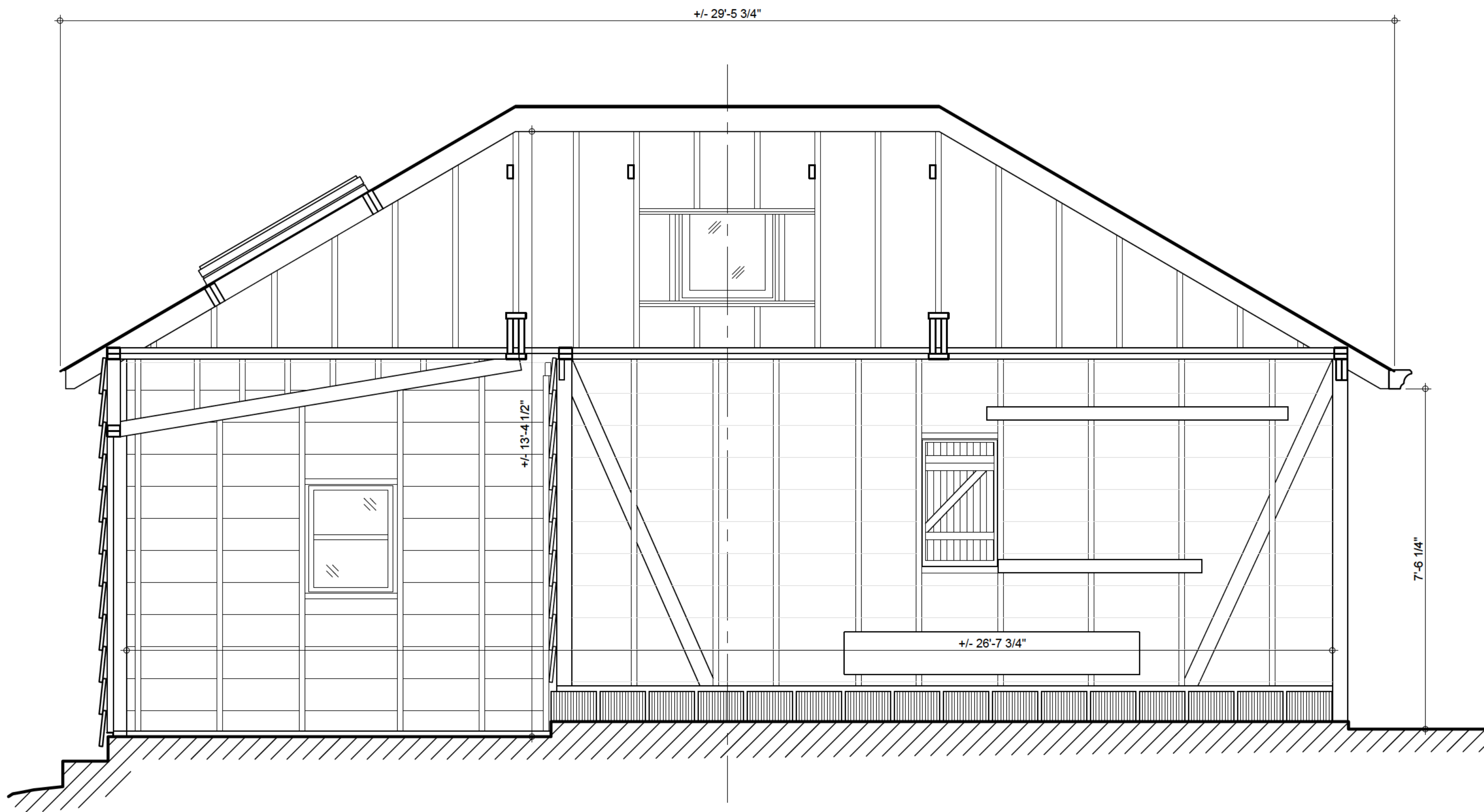
STAMP

TITLE  
AS-BUILT DRAWINGS  
ROOF PLAN, PLAN, FRAMING

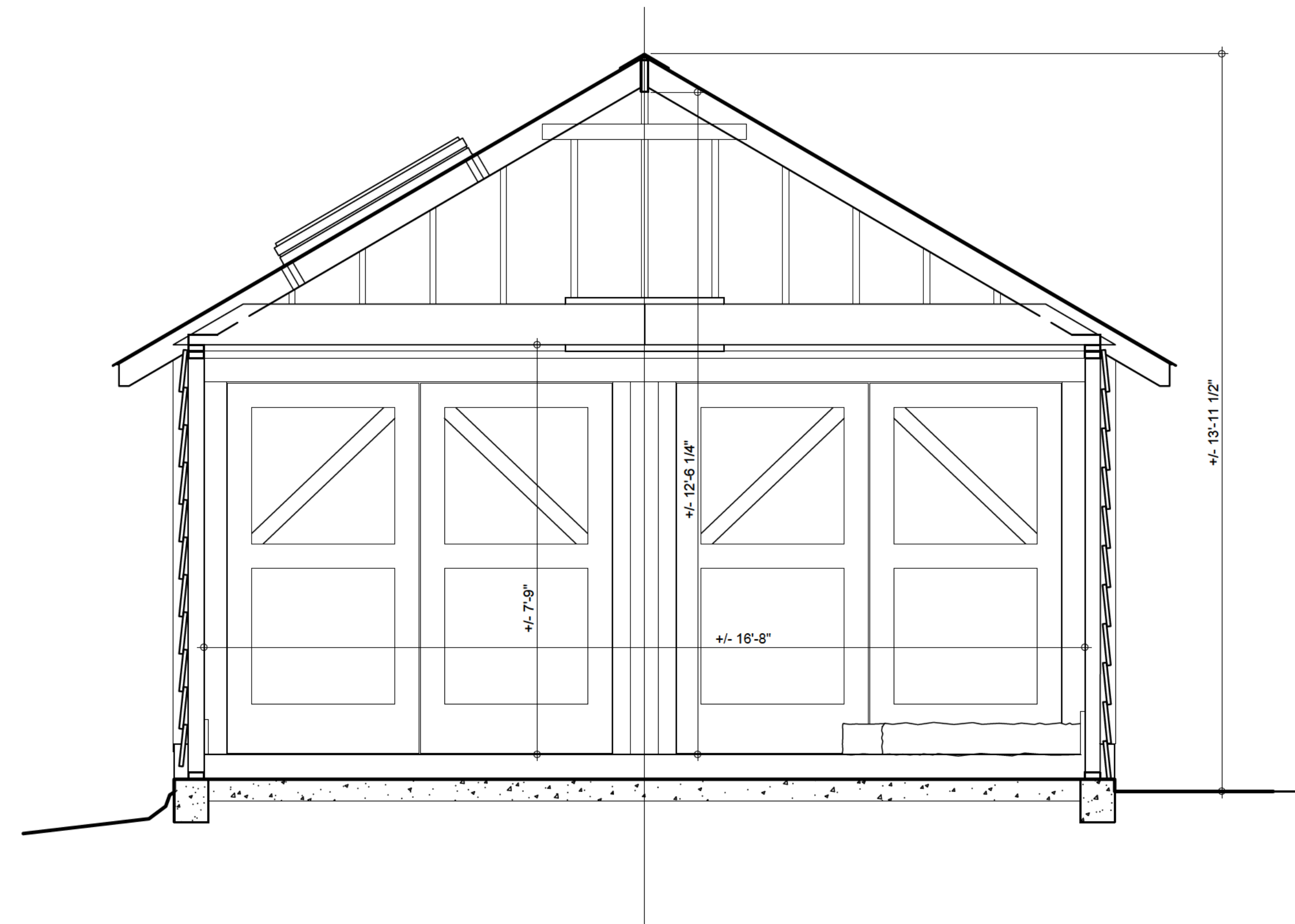
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REVISION NO  
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① NORTH TO SOUTH SECTION - EXISTING



② EAST TO WEST SECTION - EXISTING

NOTES:

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-	-
-	-

STAMP

TITLE  
AS-BUILT DRAWINGS  
SECTIONS

DRAWING NUMBER  
**A 180**

SCALE  
1/2" = 1' - 0"

REVISION NO  
0

# Proposed Design

**Elements used from existing structure**



**Roofing Detail:  
Open eaves**



**Doors:  
Carriage doors,  
two (2) pairs**



**Wall openings:  
Similar type and dimensions  
to existing solid, vertical  
tongue and groove window  
hatches.**



**Siding Detail:  
Clapboard**



**Roofing Geometry:  
Hip roof**



**East facade:  
Solid, opaque for acoustic  
considerations for neighbors  
and privacy**

# Proposed finishes



Roofing:  
Charcoal GAF Timberline  
asphalt architectural roof  
shingles (to match existing)



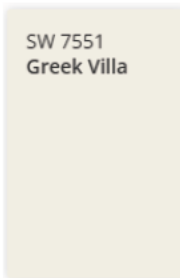
Door Hardware:  
Iron (to match existing)



Carriage Door Paint:  
British Racing Green



Clapboard wood siding:  
Color match existing and/or  
Sherwin Williams Greek Villa  
(to match existing)



Flooring:  
Bluestone slate  
Ashlar pattern



Stone chimney:  
Tan and light gray fieldstone  
with a mix of round and cut  
stone

**Proposed finishes (cont'd)**



**Lanterns:**  
**Flambeaux Colonial Standard**  
**Natural Finish, 19". Electric.**



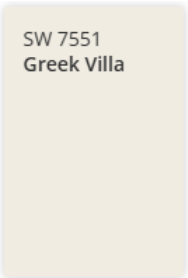
**Ceiling Fan:**  
**Collins Coastal Smart 60"**  
**White or natural wood.**



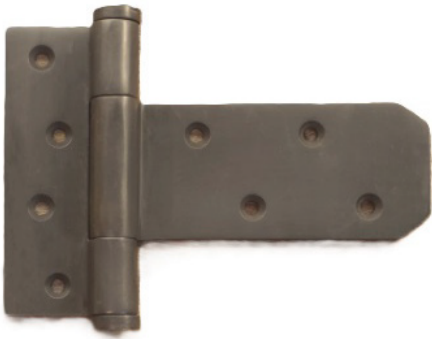
**Fireplace:**  
**Isokern firebox with her-**  
**ringbone face fire bricks**



**Ceiling finish:**  
**4" nominal tongue and**  
**groove boards. Painted white**  
**(Greek Villa or similar)**



**Gutters:**  
**5" half round**  
**dark bronze finish and**  
**matching 2" round**  
**downspout.**



**Carriage Door Hinges:**  
**Custom dark bronze finish**

NOTES:

Patrick Deveau Architect LLC

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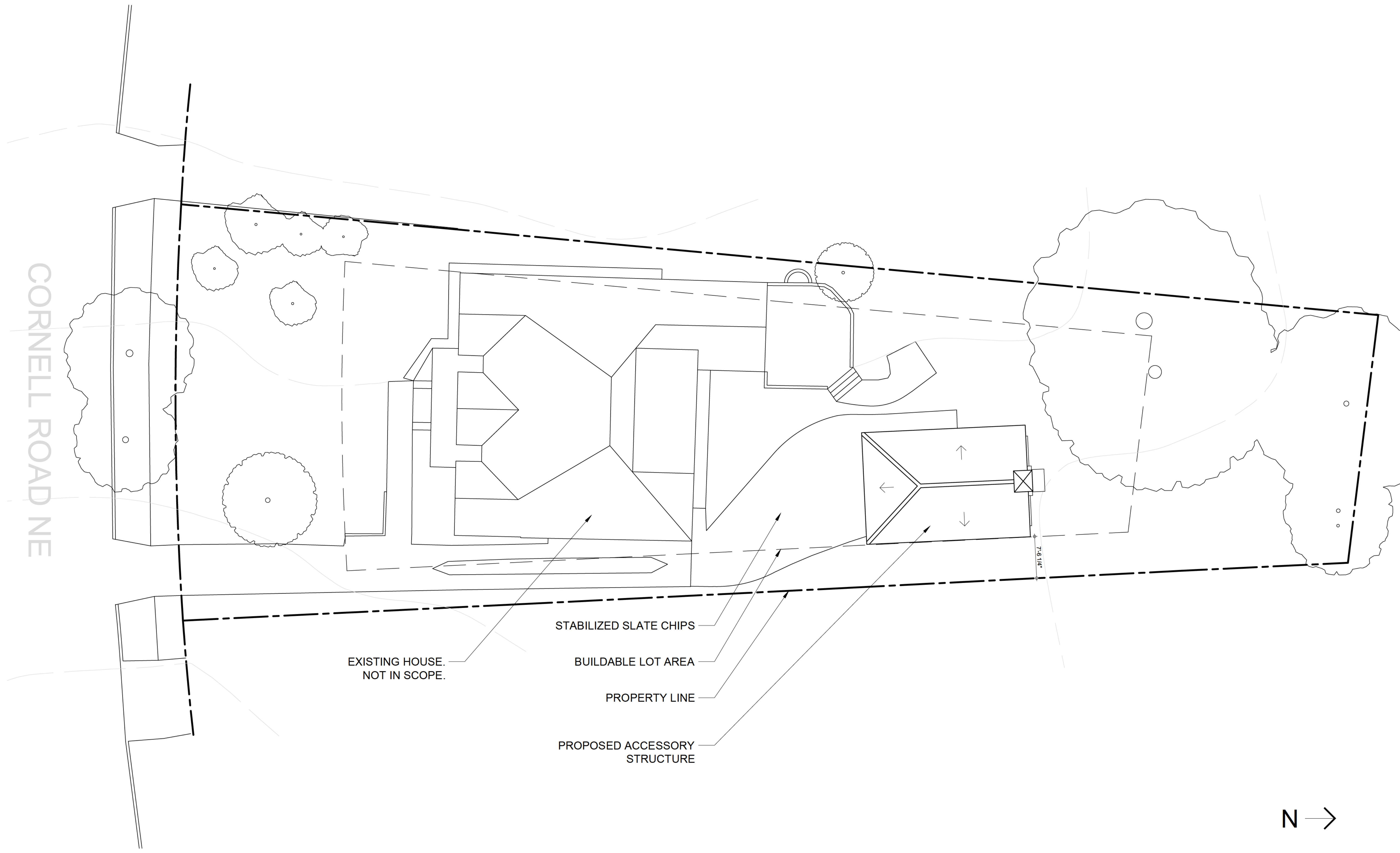
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1/8" = 1' - 0"

REVISION NO

0

CORNELL ROAD NE



EXISTING HOUSE.  
NOT IN SCOPE.

STABILIZED SLATE CHIPS

BUILDABLE LOT AREA

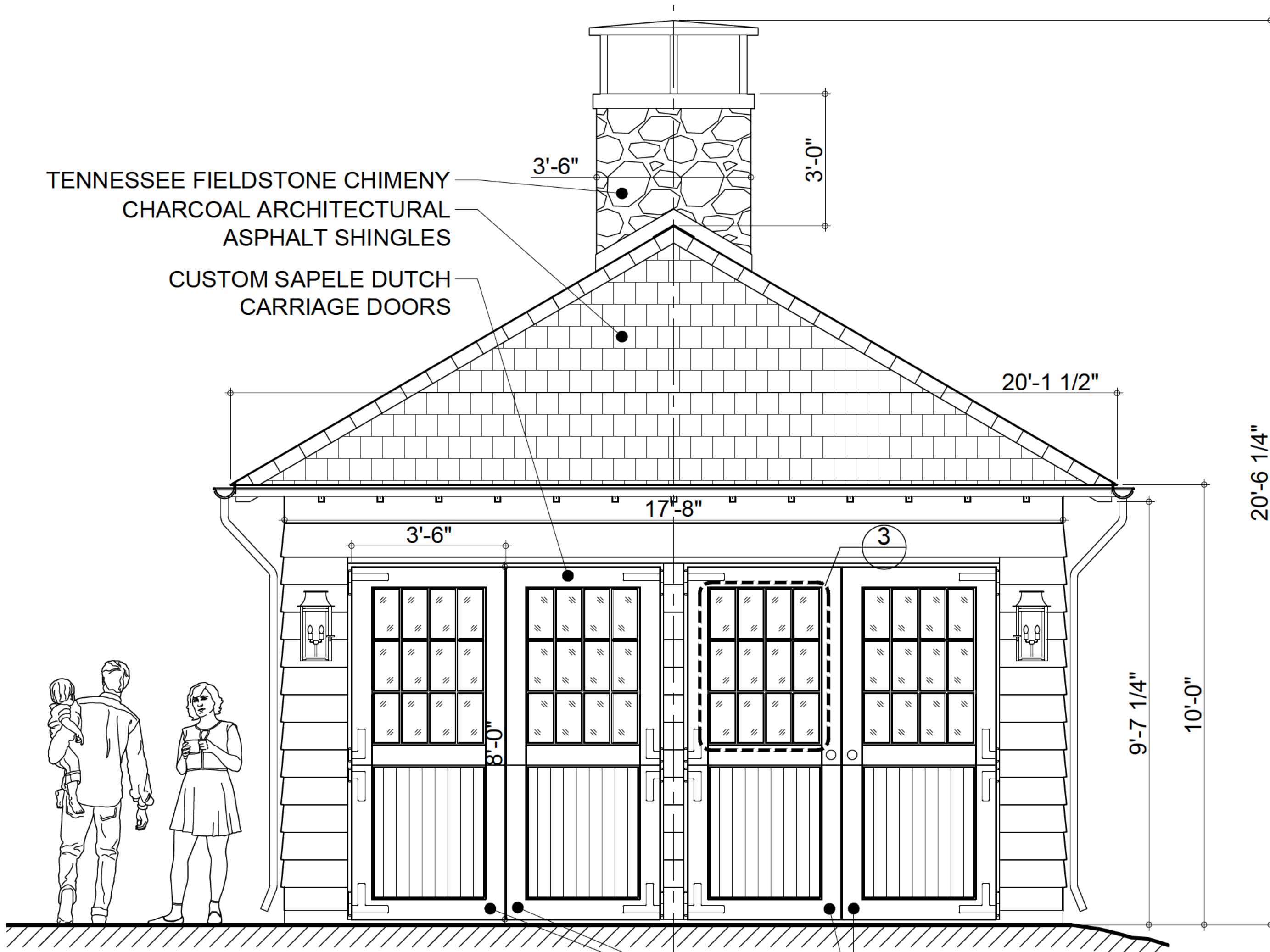
PROPERTY LINE

PROPOSED ACCESSORY  
STRUCTURE

N →

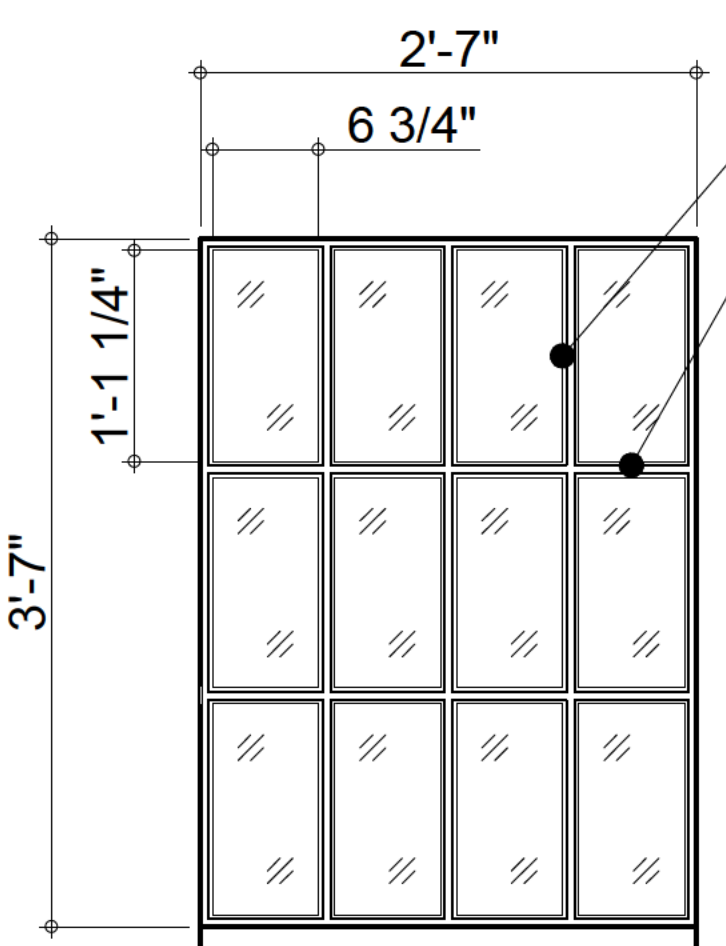
1 SITE PLAN - PROPOSED

NOTES:



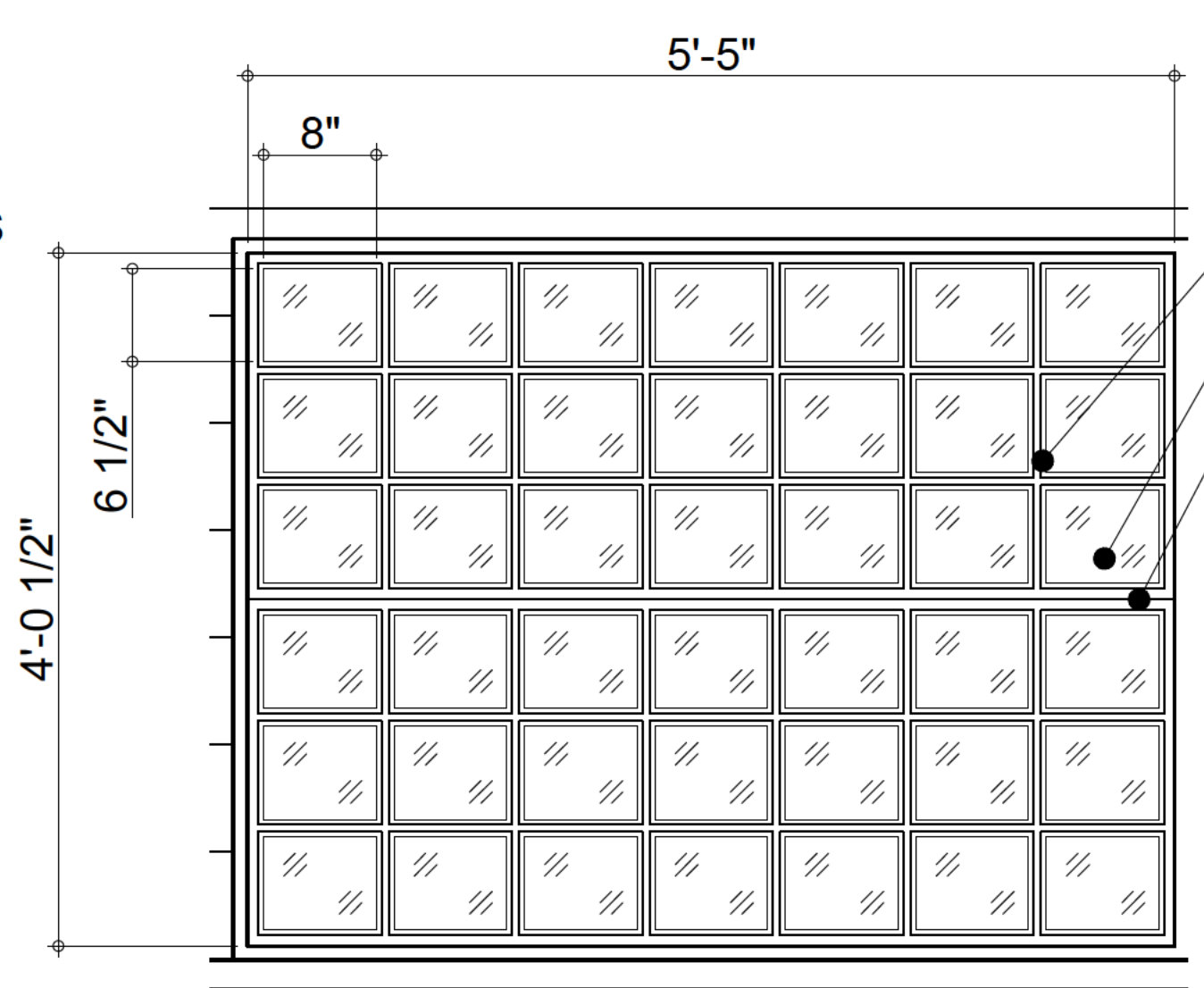
1 SOUTH ELEVATION

OPERABLE DUTCH DOORS  
FIXED DUTCH DOORS



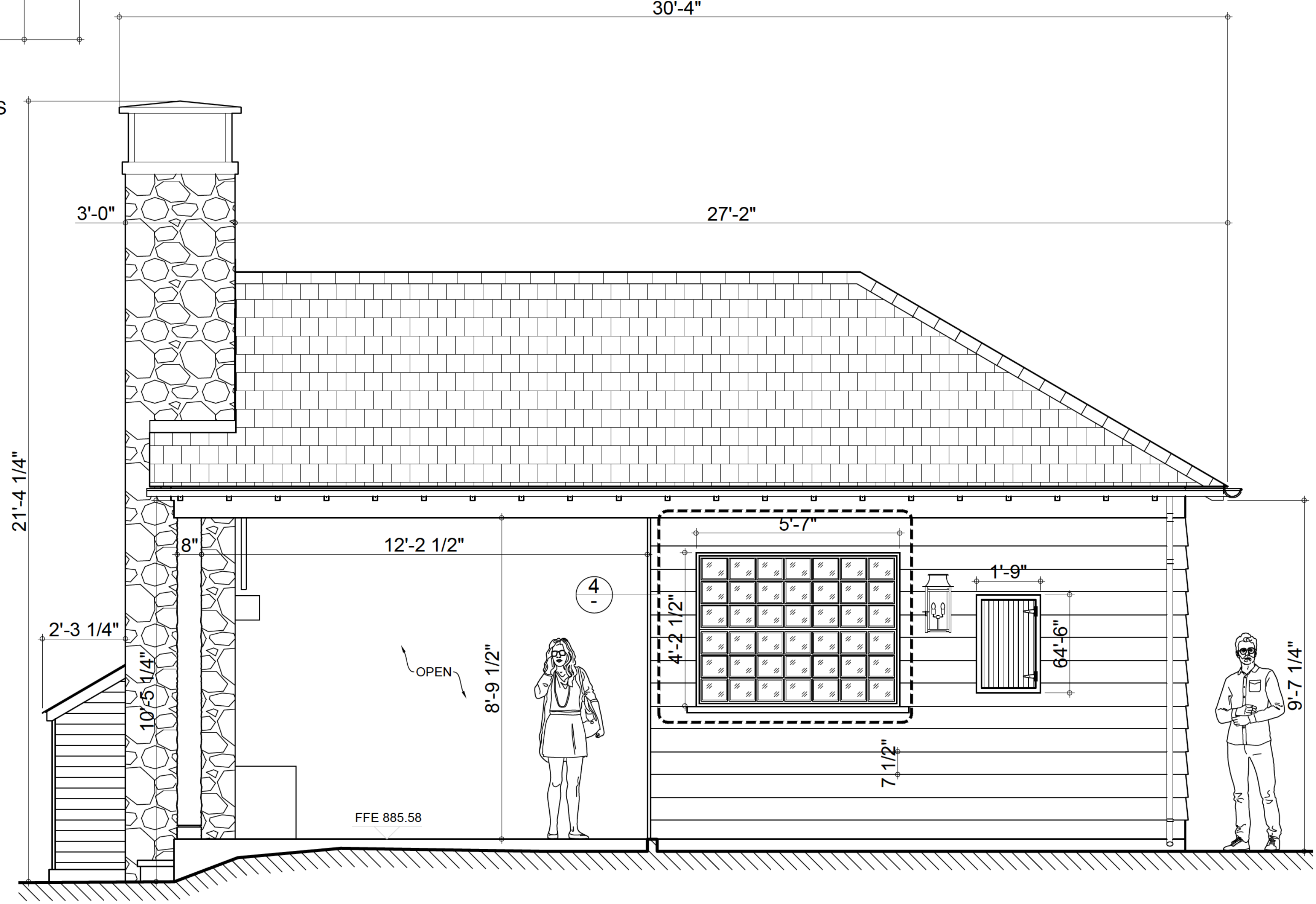
3 ENLARGED ELEVATION  
CARRIAGE DOOR GLAZING  
1" = 1'-0"

TRUE DIVIDE LITES  
DOUGLAS FIR



4 ENLARGED ELEVATION  
AWNING "SERVICE" WINDOW  
1" = 1'-0"

TRUE DIVIDE LITES  
DOUGLAS FIR  
HORIZ. HINGE  
HIDDEN



2 WEST ELEVATION

Patrick Deveau Architect LLC  
PROJECT

SHUSTER RESIDENCE  
1460 CORNELL RD NE  
ATLANTA, GA 30306

ISSUED FOR:

PRICING

REVIEW

CONSTRUCTION

ISSUANCE DATE

REVIEW 4.15.26

STAMP

TITLE  
PROPOSED ELEVATIONS  
SOUTH & WEST

DRAWING NUMBER SCALE  
A210 1/2" = 1'-0"  
REVISION NO  
0

NOTES:

Patrick Deveau Architect LLC

PROJECT

SHUSTER RESIDENCE  
1460 CORNELL RD NE  
ATLANTA, GA 30306

ISSUED FOR:

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ISSUANCE DATE

REVIEW 4.15.26

- -

- -

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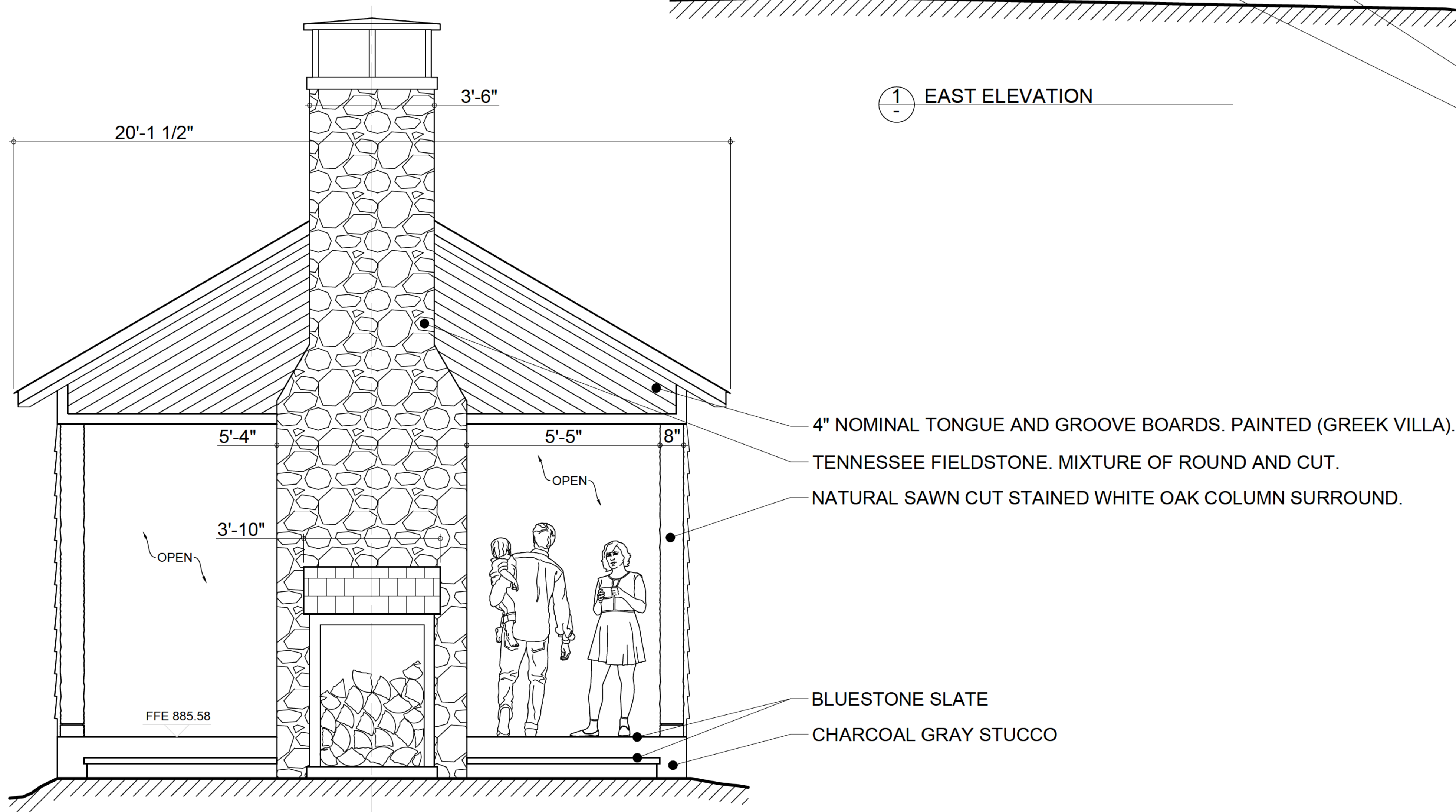
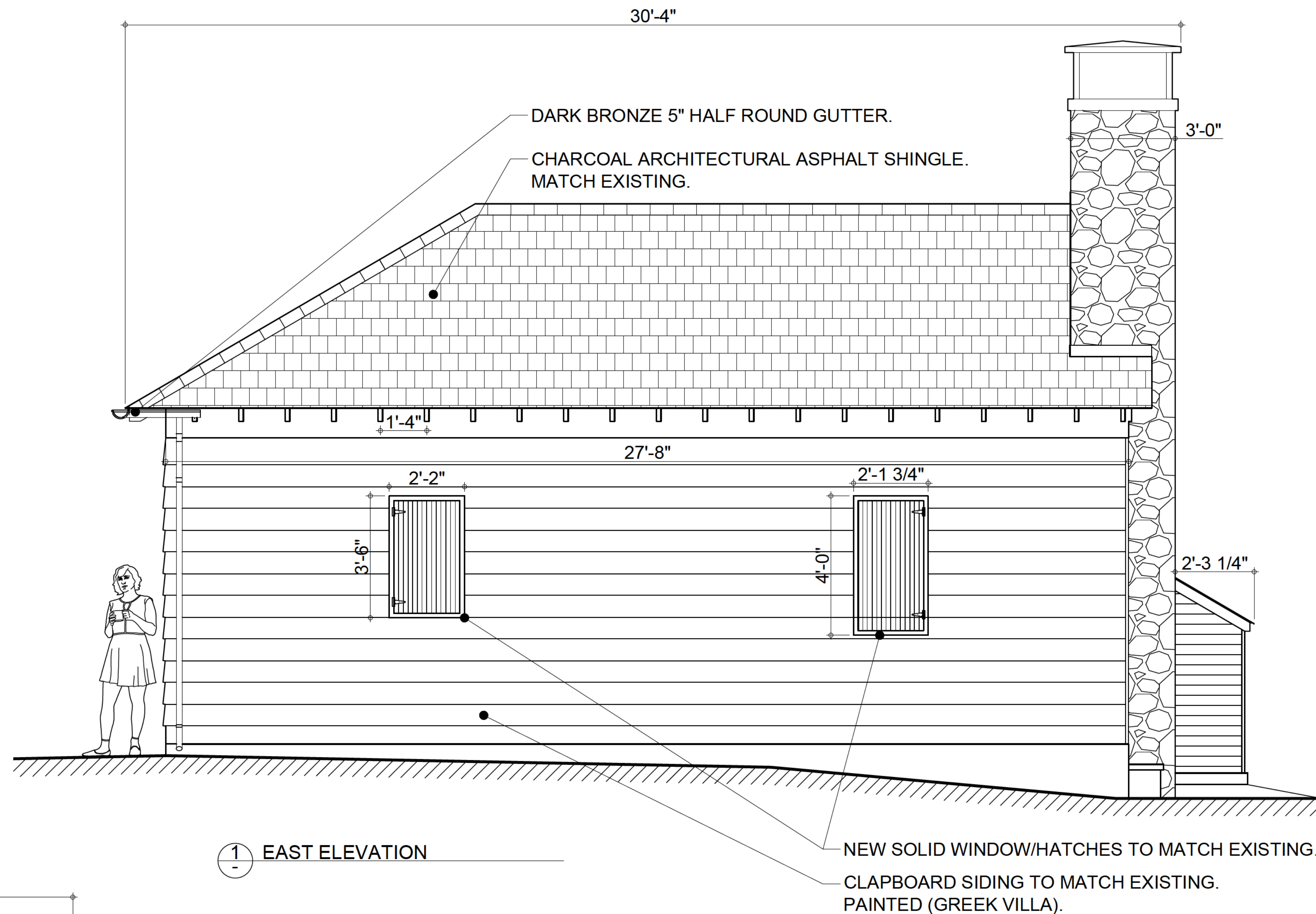
STAMP

TITLE  
PROPOSED ELEVATIONS  
NORTH & EAST

DRAWING NUMBER SCALE

A211

1/2" = 1' - 0"  
REVISION NO  
0



NOTES:

Patrick Deveau Architect LLC

PROJECT

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1460 CORNELL RD NE  
ATLANTA, GA 30306

ISSUED FOR:

PRICING

REVIEW

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ISSUANCE DATE

REVIEW 4.15.26

- -

- -

- -

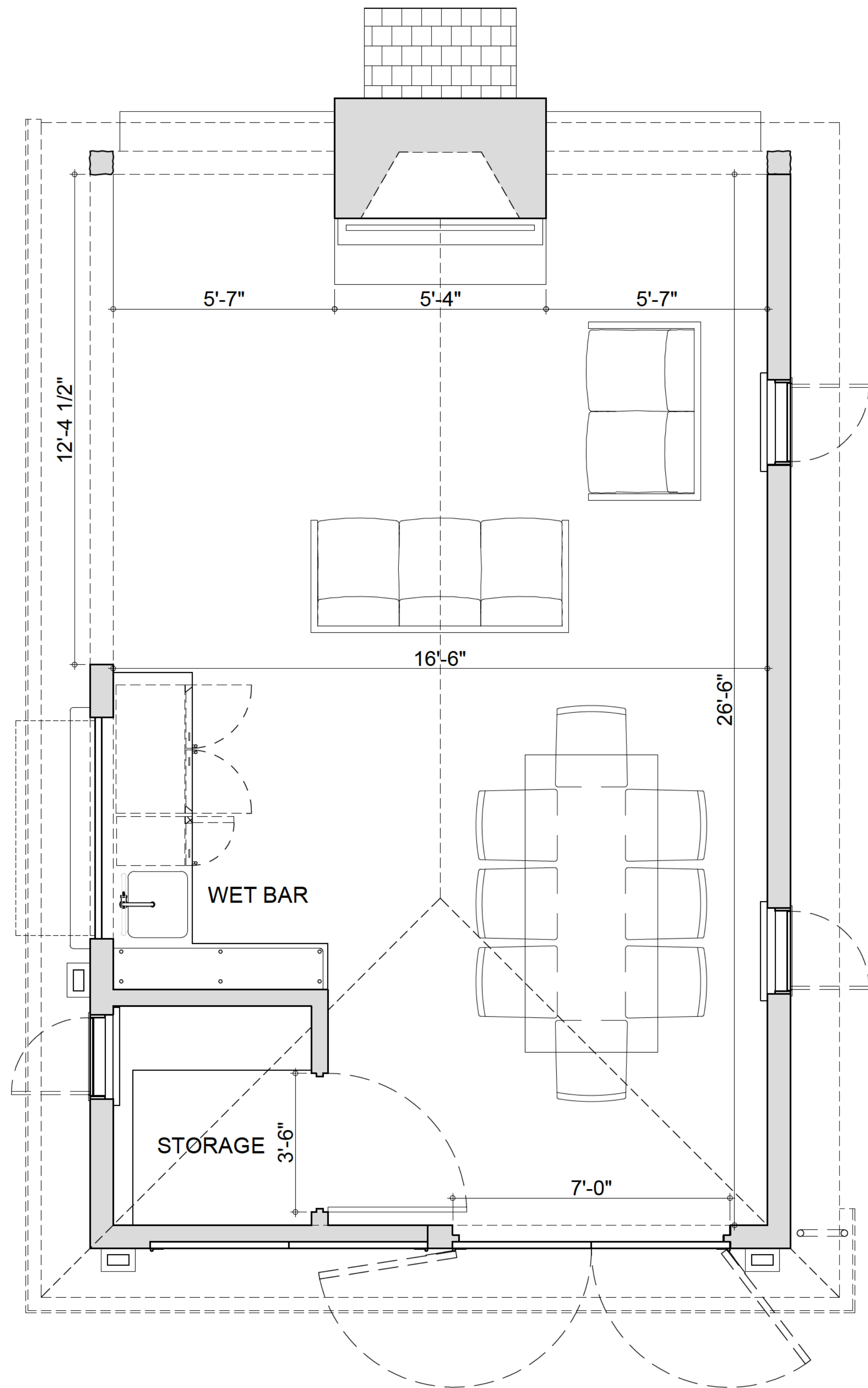
STAMP

TITLE  
PROPOSED FLOOR PLAN

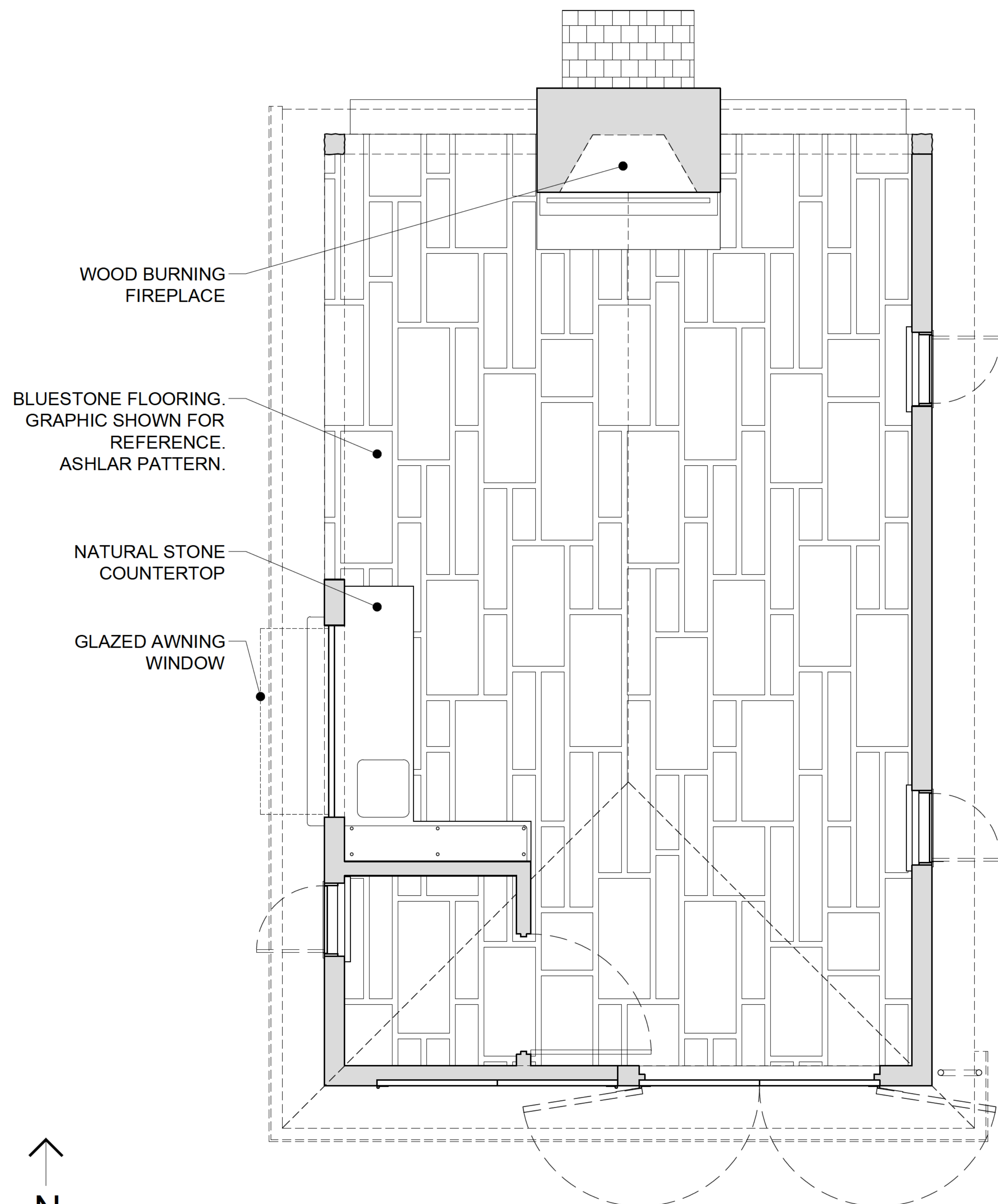
DRAWING NUMBER SCALE

A220

1/2" = 1' - 0"  
REVISION NO  
0



1 FLOOR PLAN



2 FLOOR PLAN - FINISHES



# Certificate of Appropriateness Checklist

**Shuster Residence**  
**1460 Cornell Road NE, Atlanta, GA 30306**

Date 4/15/2026

Design Checklist for a Certificate of Appropriateness

	Included	Applicant Note
<b>1. General</b>		
a. Label all drawings with the address of the site, owners' name, and contact phone number.	Yes	
b. Number all drawings.	Yes	
c. Include a graphic scale on reductions.	Yes	
d. Date all revisions.	Yes	
e. Indicate all unverified numbers with +/- signs	Yes	
f. Include photos of the existing condition of the property.	Yes	
<b>2. Site Plan (existing and proposed) to include:</b>		
a. Topographical plan with significant trees sized and located;	Yes	See survey and site plans
b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);	Yes	See survey and site plans
c. Distance between houses;	N/A	Unchanged
d. Façade width to finished face of material;	Yes	
e. Grading and elevations across site;	N/A	Unchanged
f. Dirt removal or regrading if more than 18";	N/A	Unchanged
g. Tree protection plan;	N/A	No trees affected
h. Tree removal and replacement plan	N/A	No trees affected
<b>3. Driveways and Walkways</b>		
a. Location and relationship to house;	N/A	Unchanged
b. Width;	N/A	Unchanged
c. Material;	N/A	Unchanged
d. Curb cut and apron width	N/A	Unchanged
<b>4. Fences &amp; Retaining Walls</b>		
a. Placement on lot;	N/A	None required
b. Height of fence or wall. If retaining wall, height on both sides;	N/A	None required
c. Material;	N/A	None required
d. Railing if necessary	N/A	None required
<b>5. Elevations and Floor Plans: &lt;&lt;Indicate all unverified numbers with +/- signs&gt;&gt;</b>		
a. Plans for all floors (drawn to scale, 1/4"=1' preferred);	Yes	
b. House orientation on site plan;	Yes	
c. Scalable elevations for front, rear, left, right;	Yes	
d. Height, grade to ridge;	Yes	
e. Streetscape comparison showing heights of two flanking houses on each side;	N/A	Accessory structure not visible from street
f. Height from grade to first floor level at all four corners;	N/A	Accessory structure not visible from street
g. Height from grade or finished floor line to eaves at all four corners;	Yes	
h. Ceiling heights of each floor, indicating if rough or finished;	Yes	
i. Height of space between the ceiling and finished floor above;	N/A	Single floor accessory structure
j. Two people of 5'-6" and 6' height shown;	Yes	
k. Landscaping plan	N/A	Landscaping unchanged/not in project
<b>6. Additions</b>		
a. Placement shown on elevations and floor plan;	N/A	Not an addition.
b. Visibility from rights-of-way and paths;	N/A	Not an addition.
c. Photos of all facades;	N/A	Not an addition.
d. Design proportioned to main house;	N/A	Not an addition.
e. Landscaping plan;	N/A	Not an addition.
f. Materials and their combinations	N/A	Not an addition.
<b>7. Roof Plan</b>		
a. Shape and pitch of roof;	Yes	
b. Roofing material;	Yes	
c. Overhang;	Yes	
d. Louvers and vents;	Yes	
e. Chimney height and material	Yes	
<b>8. Dormers</b>		
a. Construction details provided;	N/A	Not included in the design.
b. Shape and size of dormer (show dimensions on drawings);	N/A	Not included in the design.
c. Overhang;	N/A	Not included in the design.
d. Size of window(s), with nominal size of sash (show dimensions on drawings)	N/A	Not included in the design.
<b>9. Skylights</b>		
a. Profile;	N/A	Not included in the design.
b. Visibility from right-of-way;	N/A	Not included in the design.
c. Material (plastic lens or glass);	N/A	Not included in the design.
d. Shown in plan and elevation to scale	N/A	Not included in the design.

10. Façade		
a. Consistency in style;	Yes	
b. Materials and their combinations	Yes	
brick size and color	N/A	
stone type and color	Yes	
fiber-cement(e.g., Hardie-plank) or wood siding	N/A	Not included in the design.
shake or shingle	N/A	Not included in the design.
other	Yes	
c. Height of foundation at corners;	Yes	
d. Ceiling heights comparable to area of influence: basement, first floor, second floor;	N/A	Accessory structure comparable to existing
e. Detailing: soldier course, brackets, fascia board; water table;	Yes	
f. Height from grade to roof ridge;	Yes	
g. Dimensions, proportions and placement of windows, doors	Yes	
11. Entrance		
a. Height and width of door;	Yes	
b. Design of door(e.g., 6-panel, craftsman);	Yes	
c. Material of door;	Yes	
d. Overhang;	Yes	
e. Portico height;	N/A	Not included in the design.
f. Size and height of columns or posts;	Yes	
g. Railing	N/A	Not included in the design.
12. Windows		
a. Consistent with original as well as the area of influence;	Yes	
b. Size and proportion similar to original;	Yes	
c. Pane orientation and size similar to original;	N/A	
d. Type (e.g., double hung, casement);	Yes	
e. Fenestration on walls visible from right-of-way;	N/A	None 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;	Yes	
g. Material of window and any cladding;	Yes	
h. Width of muntins compared to original (show dimensions on drawings);	Yes	
i. Shutters or canopies	N/A	
j. Dimensions of windows and doors.	Yes	
13. Materials		
a. Show all materials and label them on drawings;	Yes	
b. Provide samples of brick or stone;	Yes	Visual samples included in packet.
c. Provide samples if new or unusual materials	Yes	Visual samples included in packet.