

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 (Patrick Deveau, applicant)

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

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.

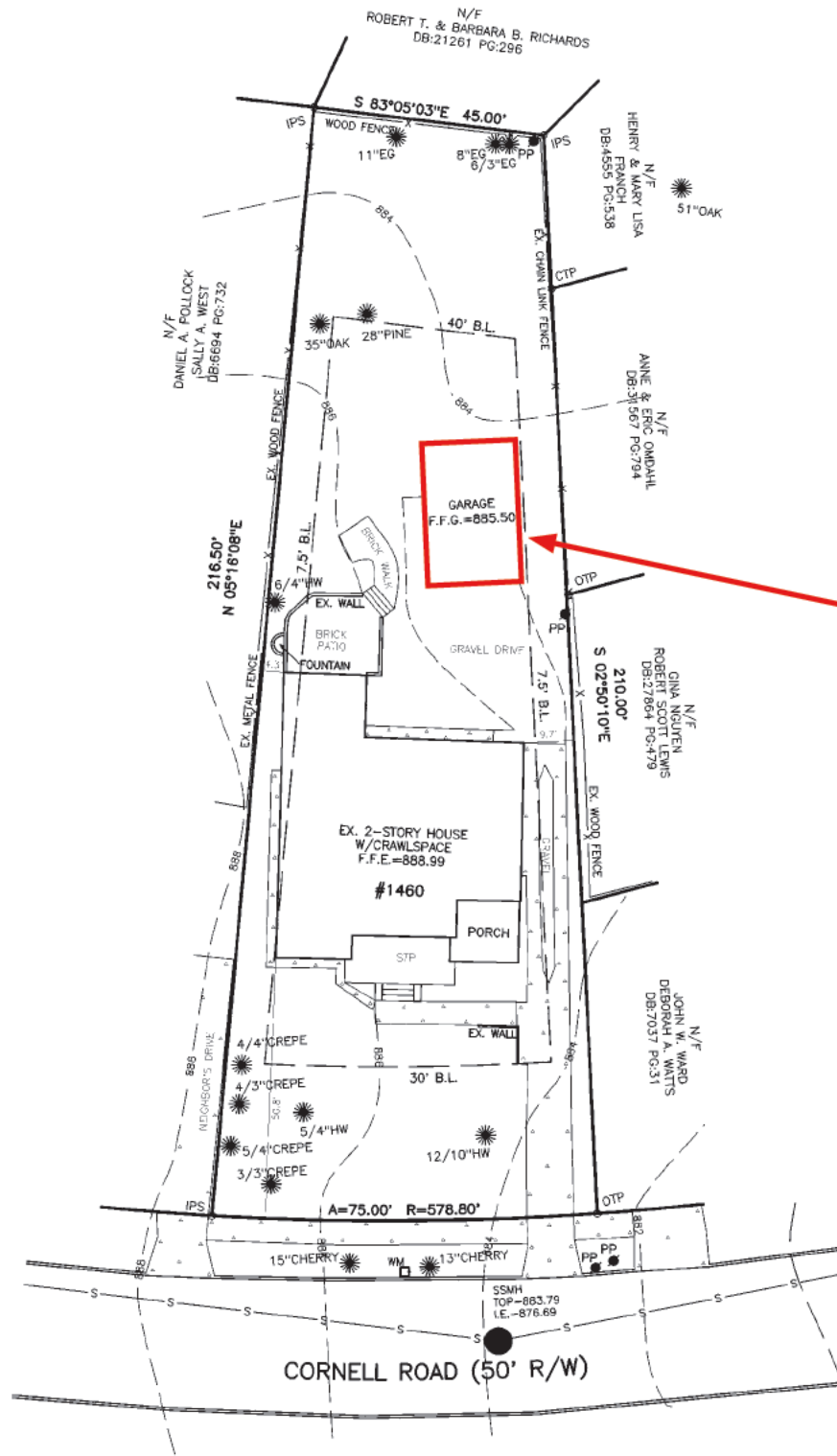
FLOOD HAZARD STATEMENT

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- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- S- = 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 LOCANVILLE, GA 30052 ENGINEERING + LAND SURVEYING OFF: 770.696.4254 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM | | SURVEY FOR: 1460 CORNELL ROAD TAX PARCEL# 18 054 10 027 | |
| REVISION: | LAND LOT: 54 | LOT: 10 BLOCK: 37 | |
| | DISTRICT: 18TH | SUB: DRUID HILLS | |
| | DEKALB COUNTY | | |
| | GEORGIA | | |
| REF. PLAT: PB. 7 P. 77 | 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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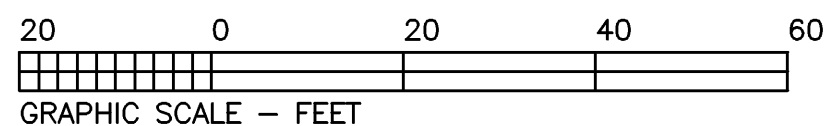
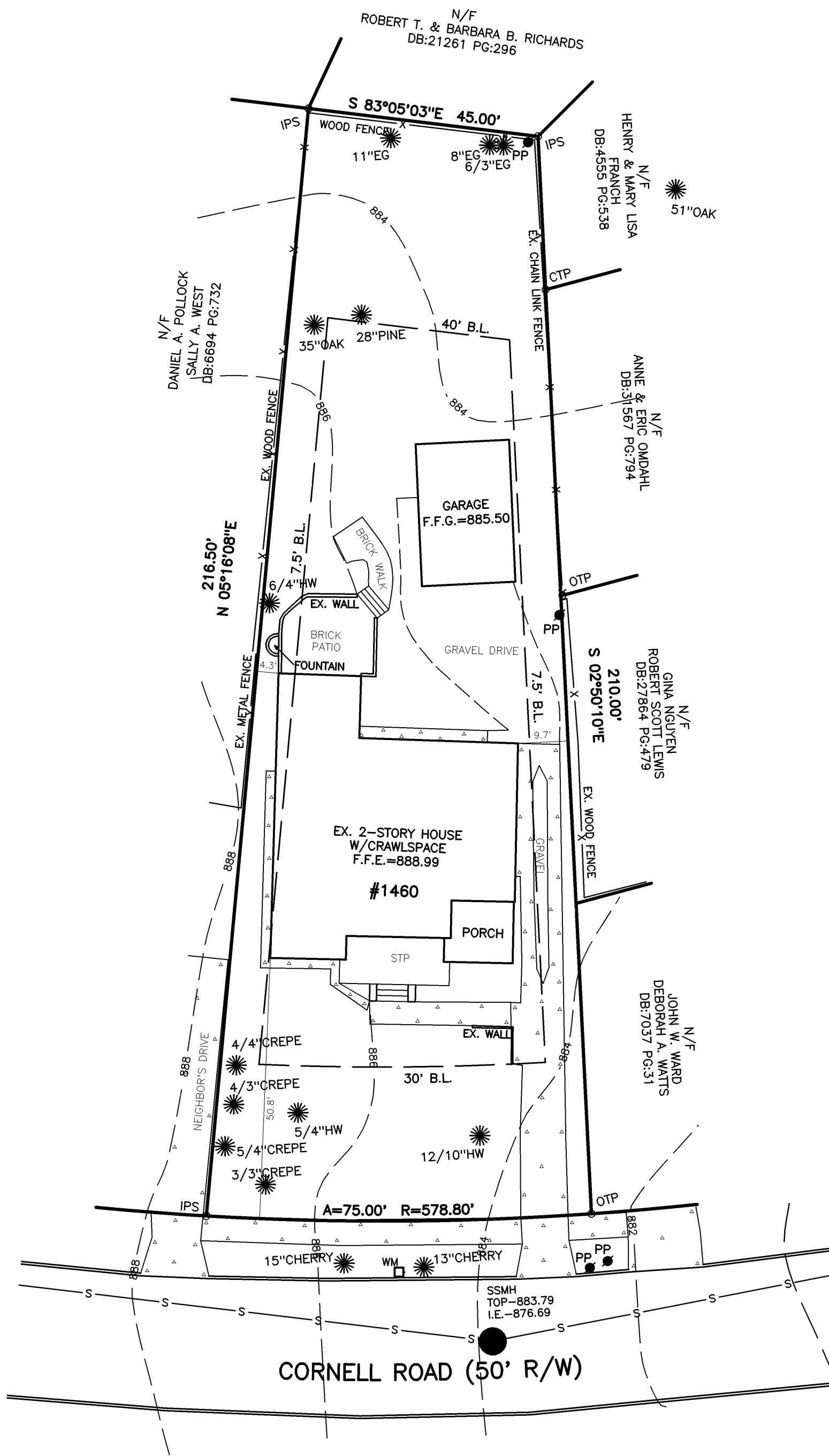
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| FIELD DATE: 12/08/25 | AREA = 0.294 ACRES | | |
| REF. PLAT: PB. 7 P. 77 | PLAT DATE: 01/14/26 | JOB No. 25-12-612 | |

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

Patrick Deveau Architect LLC © 2026

Existing Conditions - Accessory Structure - Structural Issues



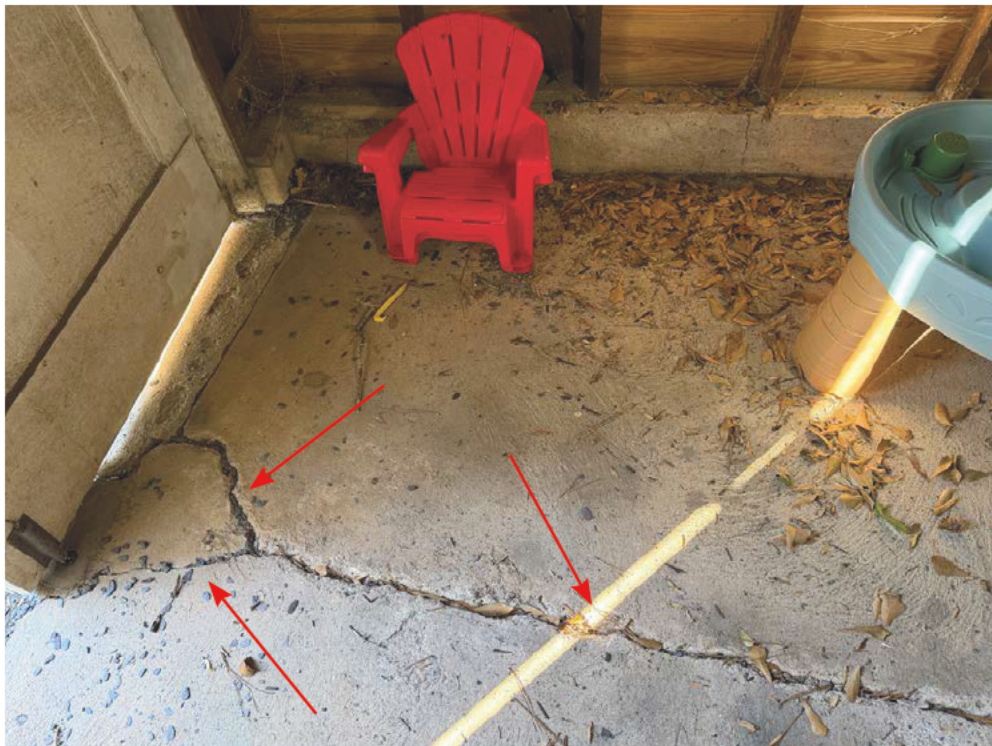
Southwest corner



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



Looking East



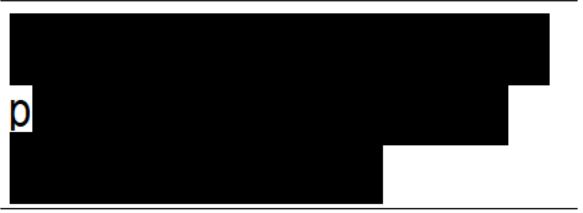
Damage detail



Damage detail

Existing Drawings

NOTES:



PROJECT

SHUSTER RESIDENCE
1460 CORNELL RD NE
ATLANTA, GA 30306

ISSUED FOR:

PRICING

REVIEW

CONSTRUCTION

ISSUANCE DATE

REVIEW 4.15.26

- -

- -

- -

STAMP

TITLE
EXISTING
SITE PLAN

DRAWING NUMBER SCALE

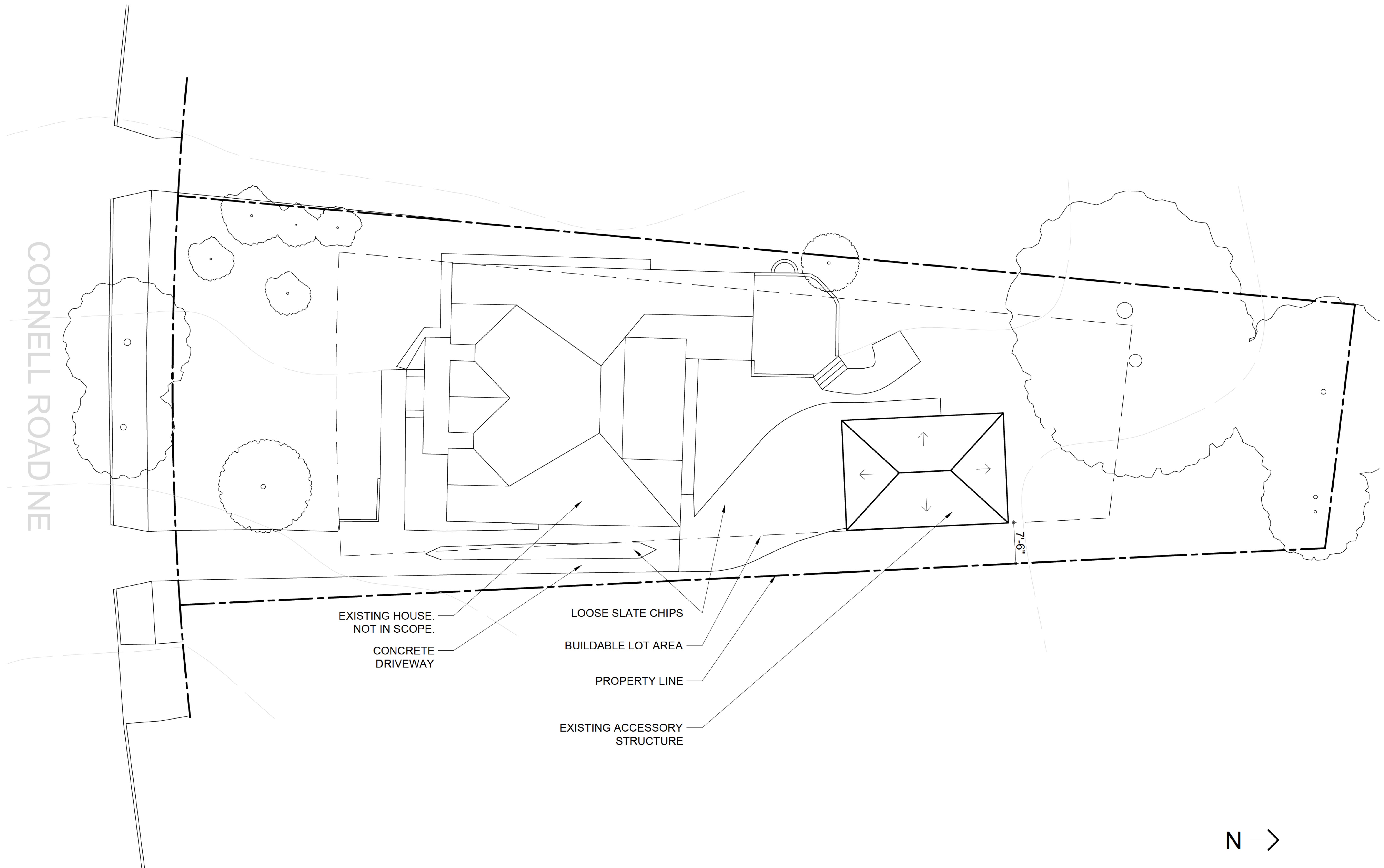
A 150

1/8" = 1' - 0"

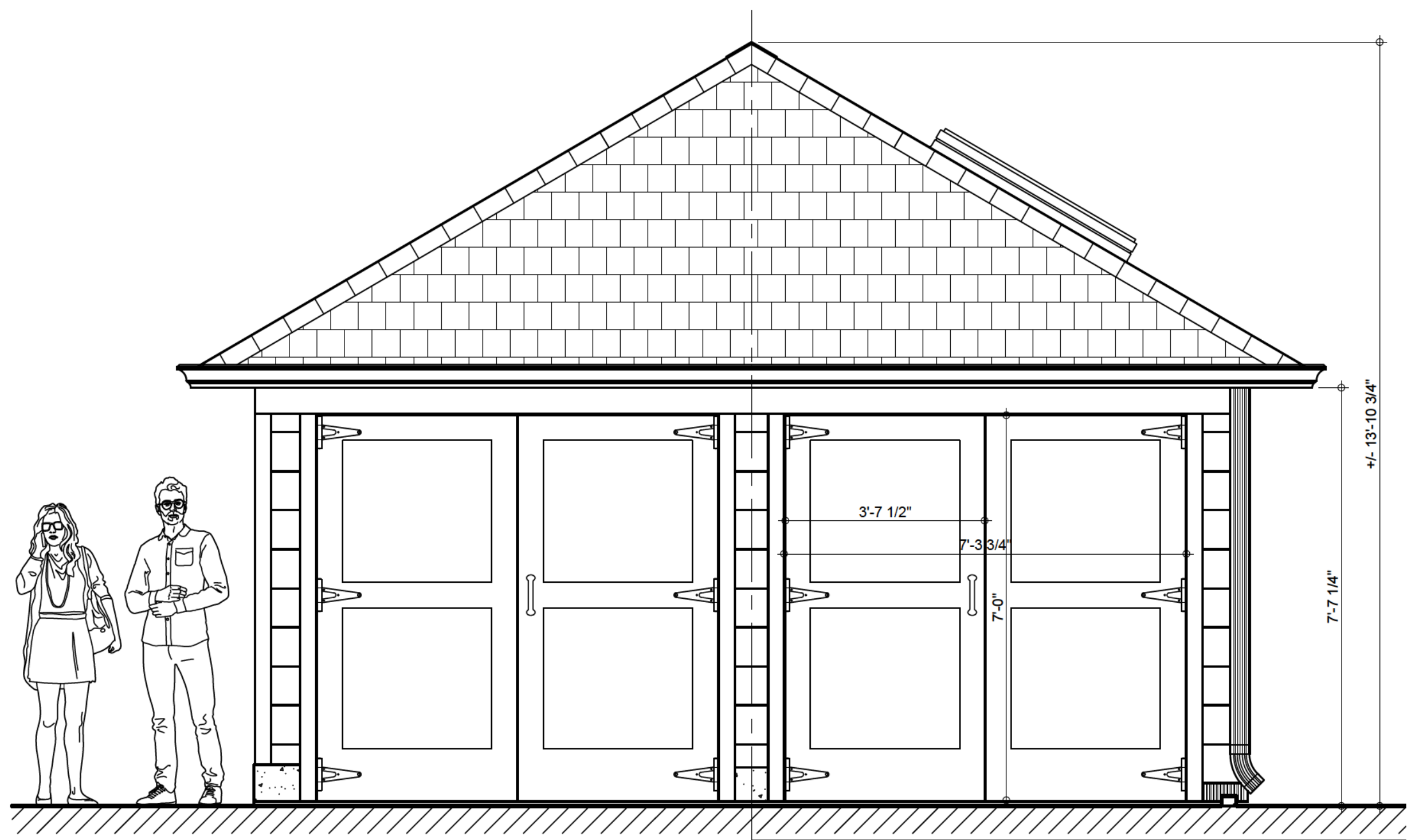
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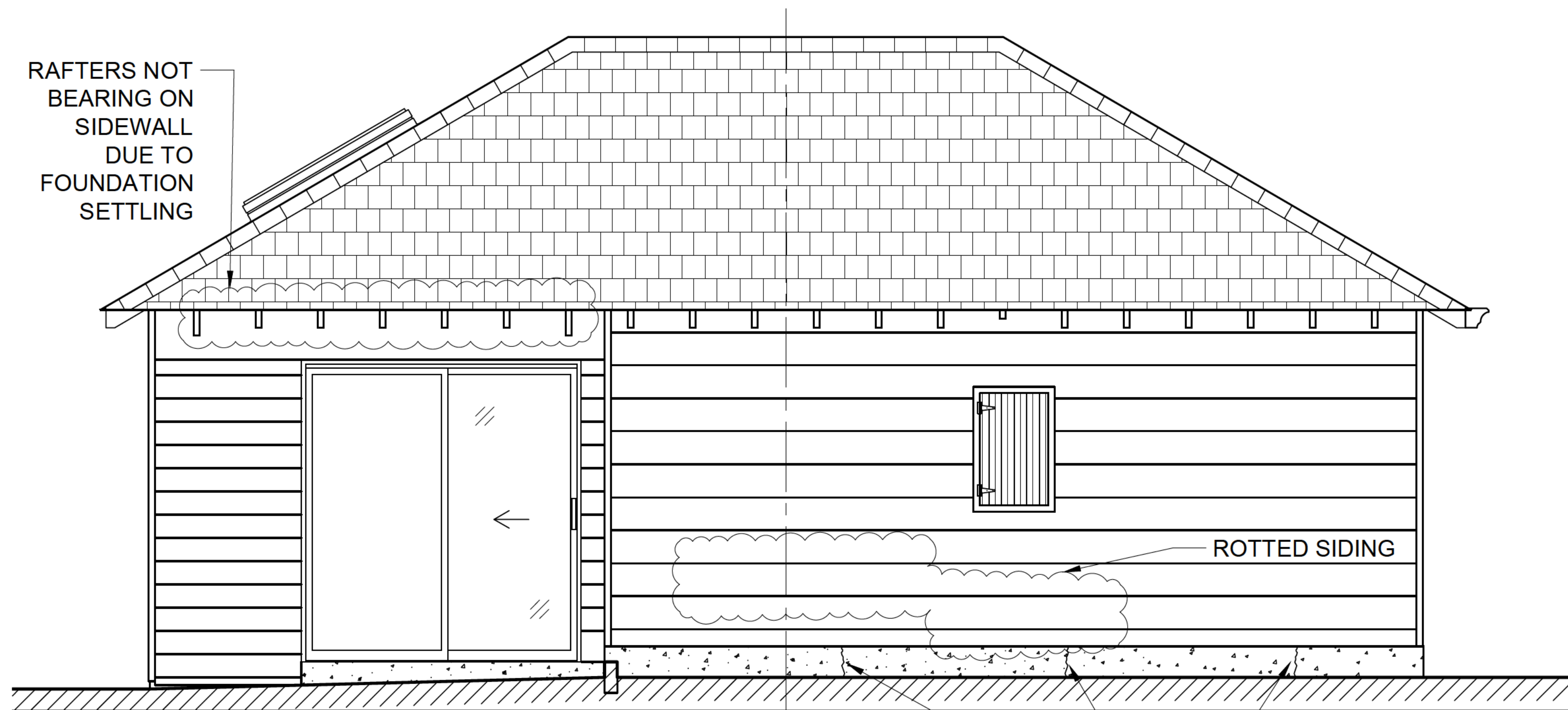
CORNELL ROAD NE



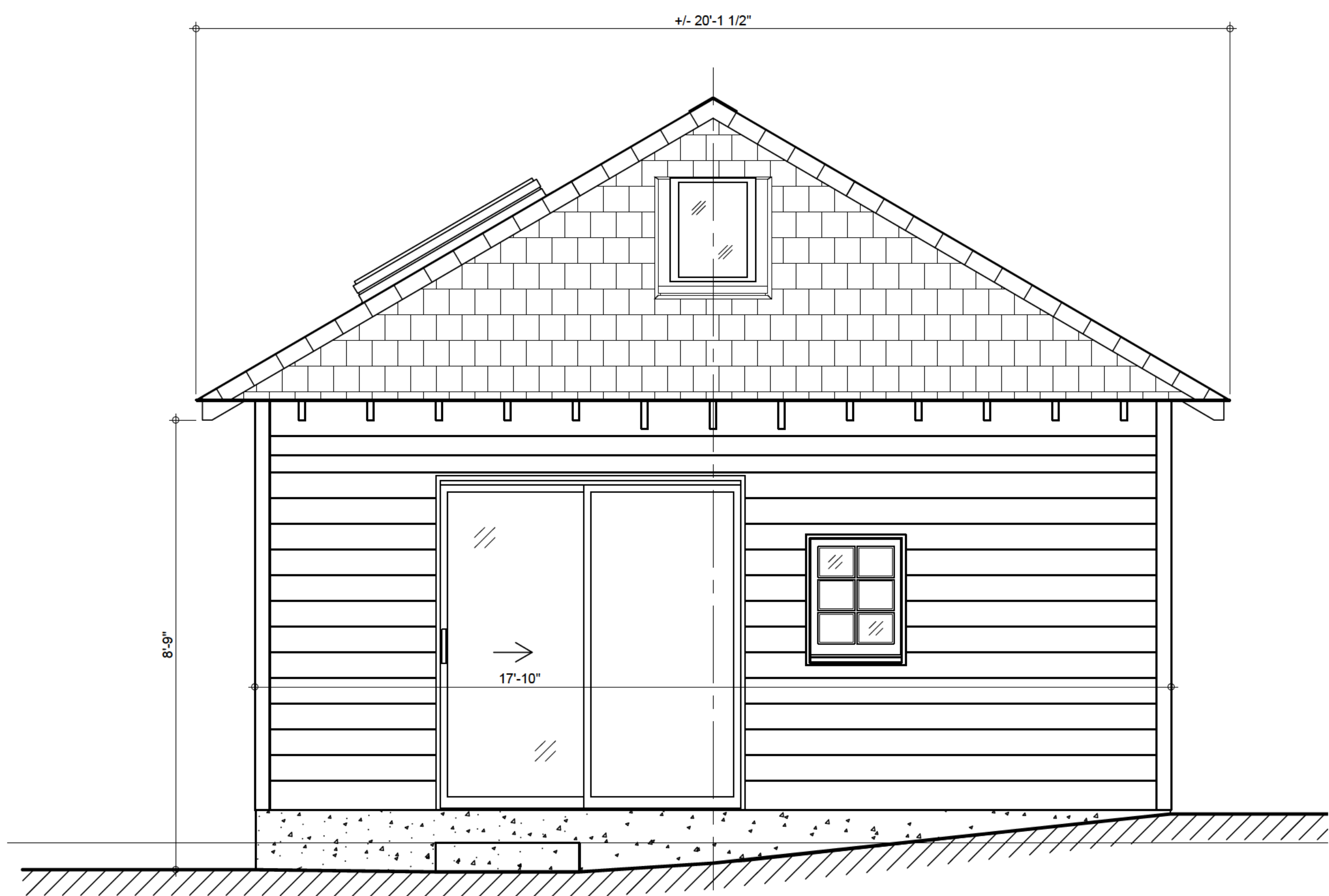
1 SITE PLAN - EXISTING



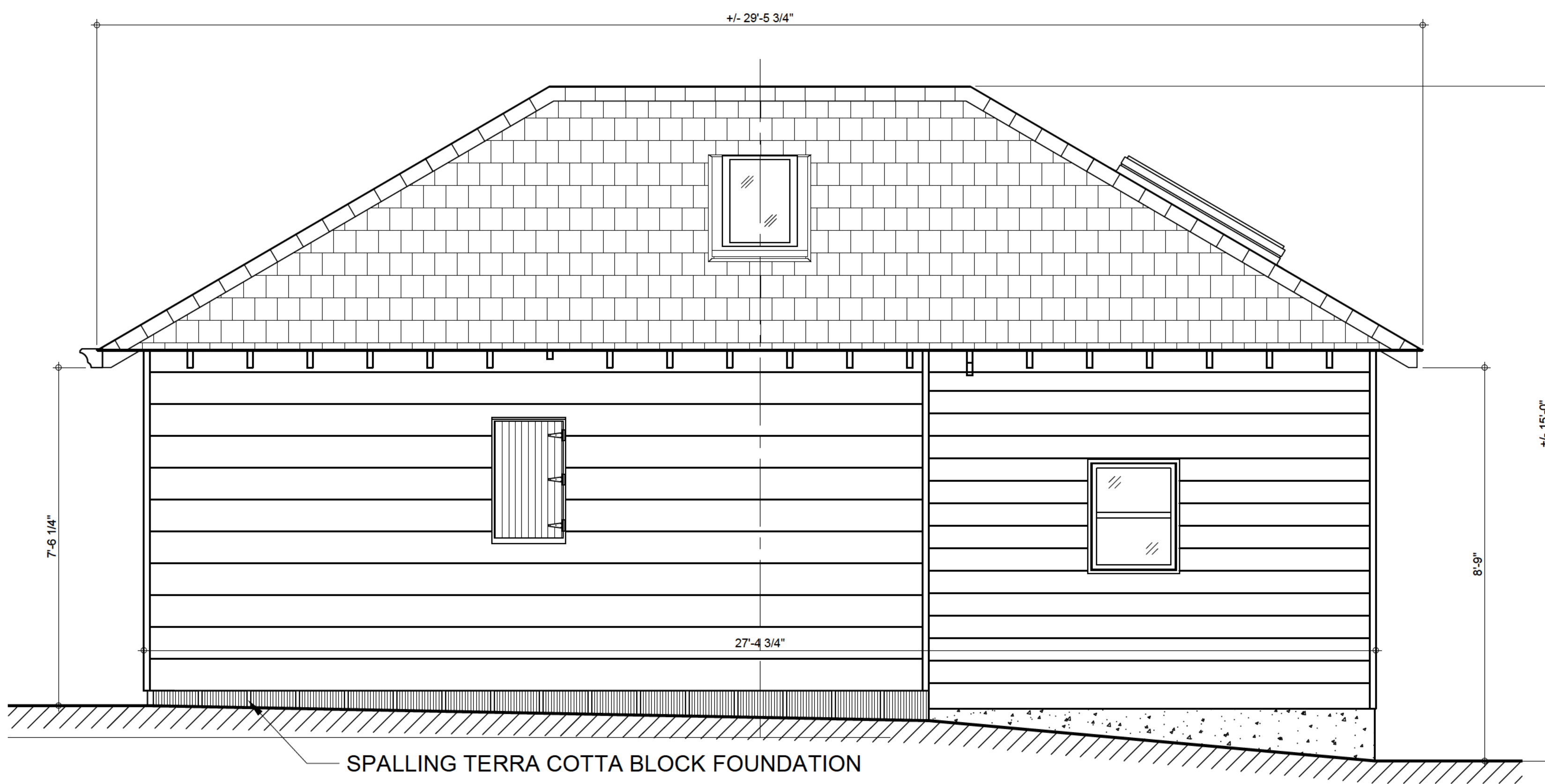
1 SOUTH ELEVATION - EXISTING



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
1460 CORNELL RD NE
ATLANTA, GA 30306

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- REVIEW
- CONSTRUCTION

ISSUANCE DATE

| ISSUANCE | DATE |
|----------|---------|
| REVIEW | 4.15.26 |
| - | - |
| - | - |
| - | - |

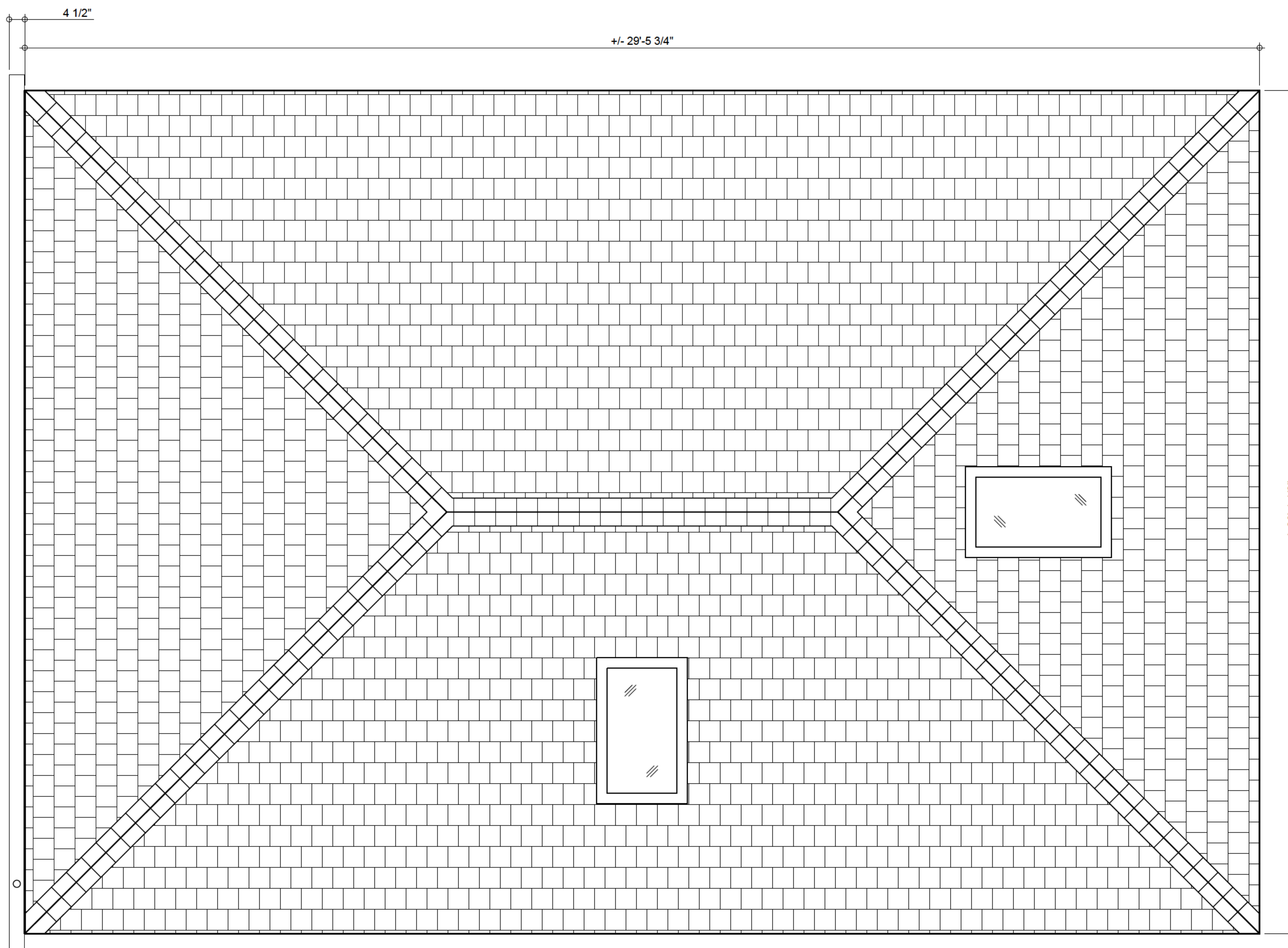
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TITLE
AS-BUILT DRAWINGS
ELEVATIONS

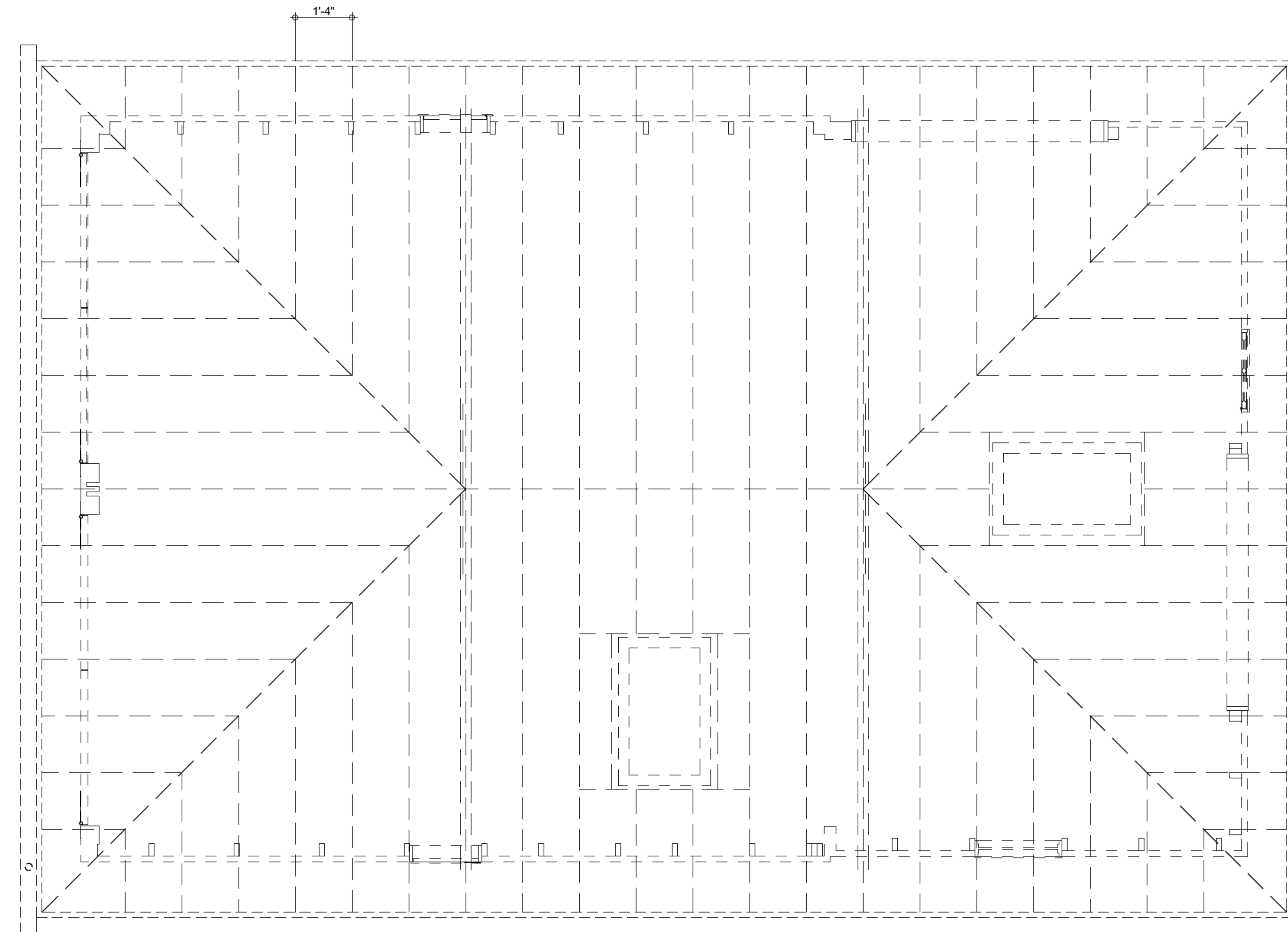
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SCALE
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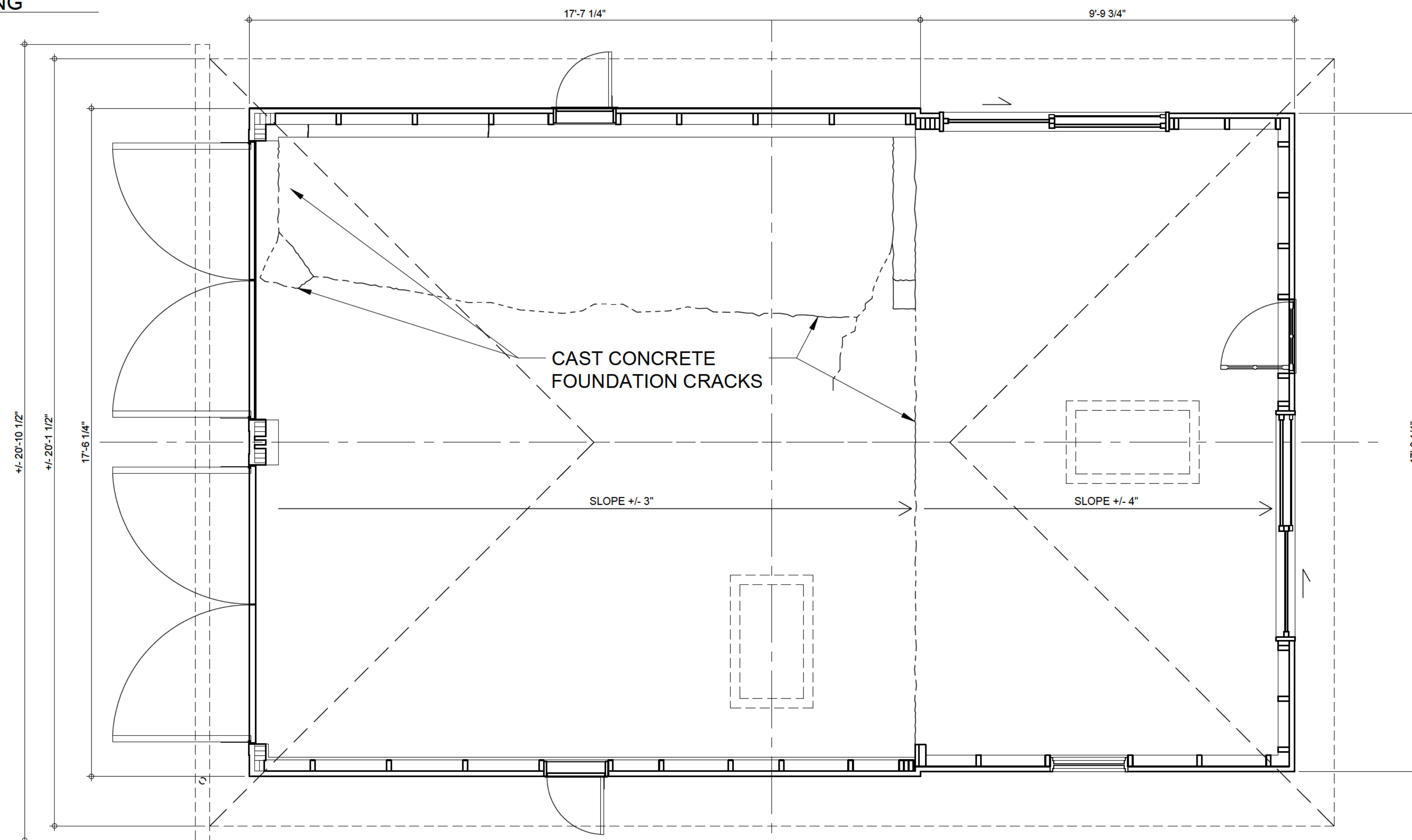
REVISION NO
0



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.

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STAMP

TITLE

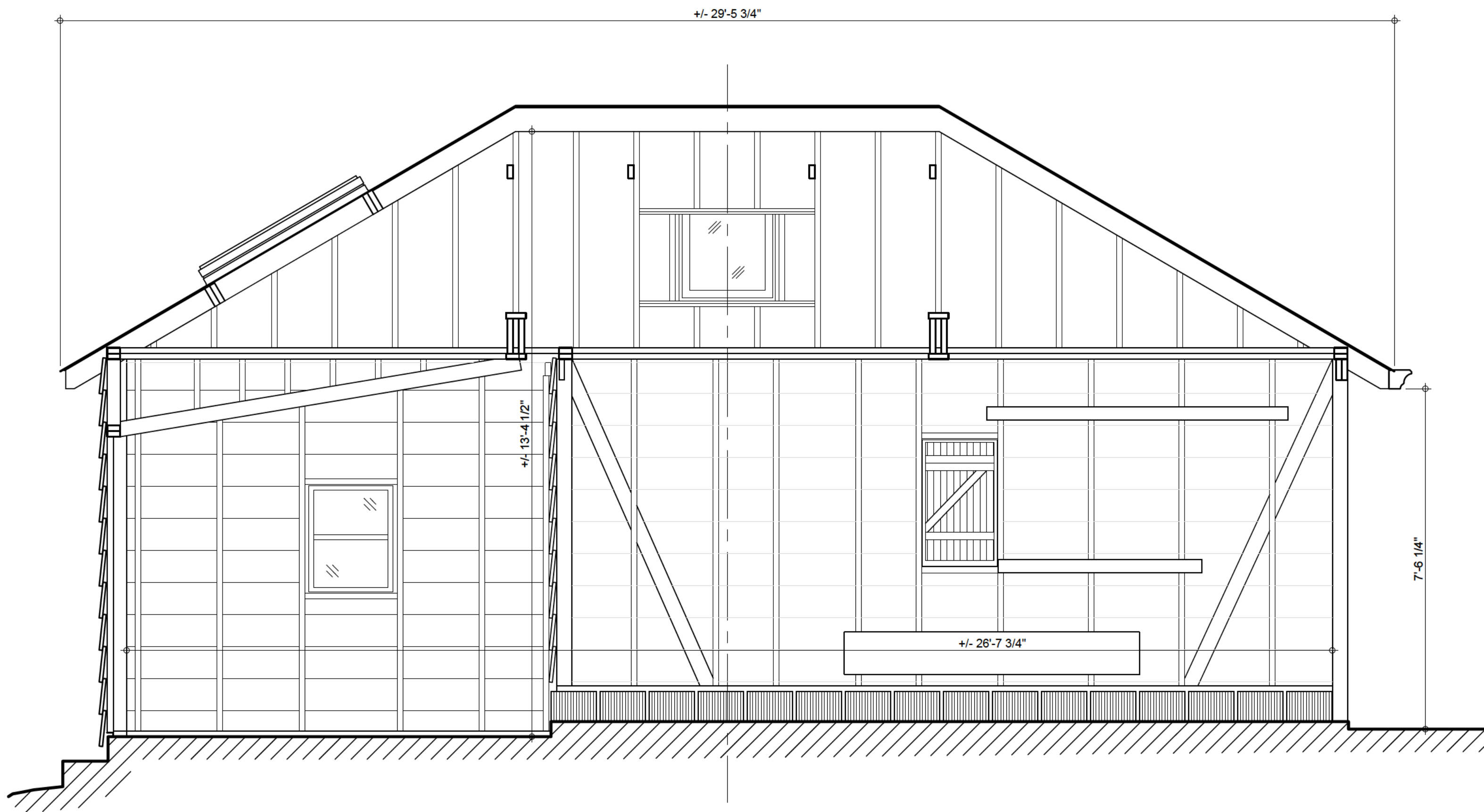
AS-BUILT DRAWINGS
ROOF PLAN, PLAN, FRAMING

DRAWING NUMBER

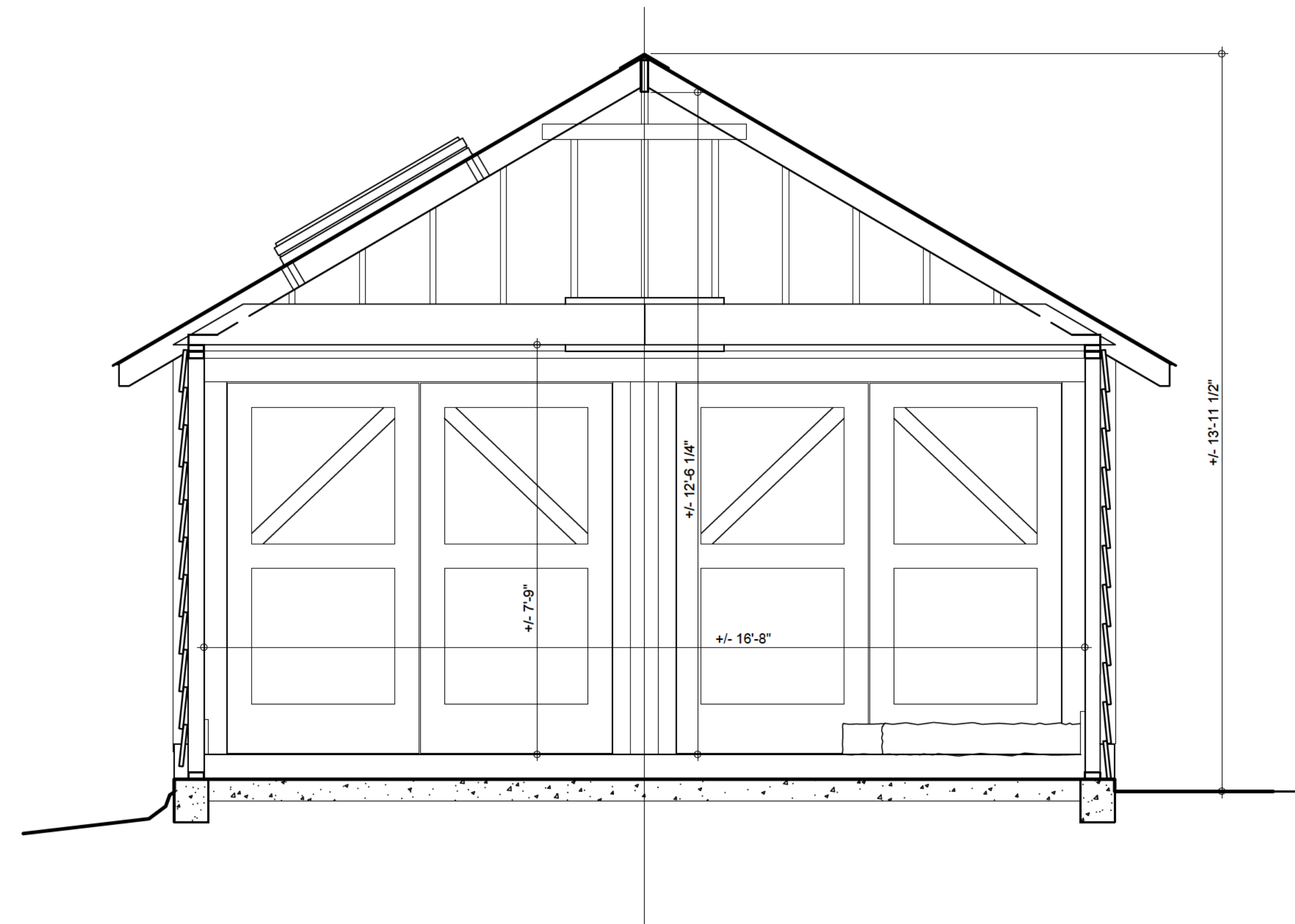
A 170

SCALE
1/2" = 1' - 0"

REVISION NO
0



① NORTH TO SOUTH SECTION - EXISTING



② EAST TO WEST SECTION - EXISTING

NOTES:

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

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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)



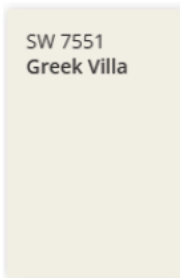
Door Hardware:
Iron (to match existing)



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.



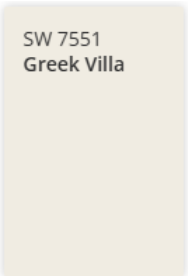
Ceiling Fan:
Collins Coastal Smart 60"
White or natural wood.



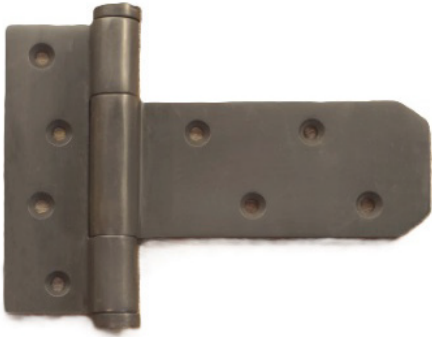
Fireplace:
Isokern firebox with her-
ringbone face fire bricks



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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STAMP

TITLE
PROPOSED
SITE PLAN

DRAWING NUMBER SCALE

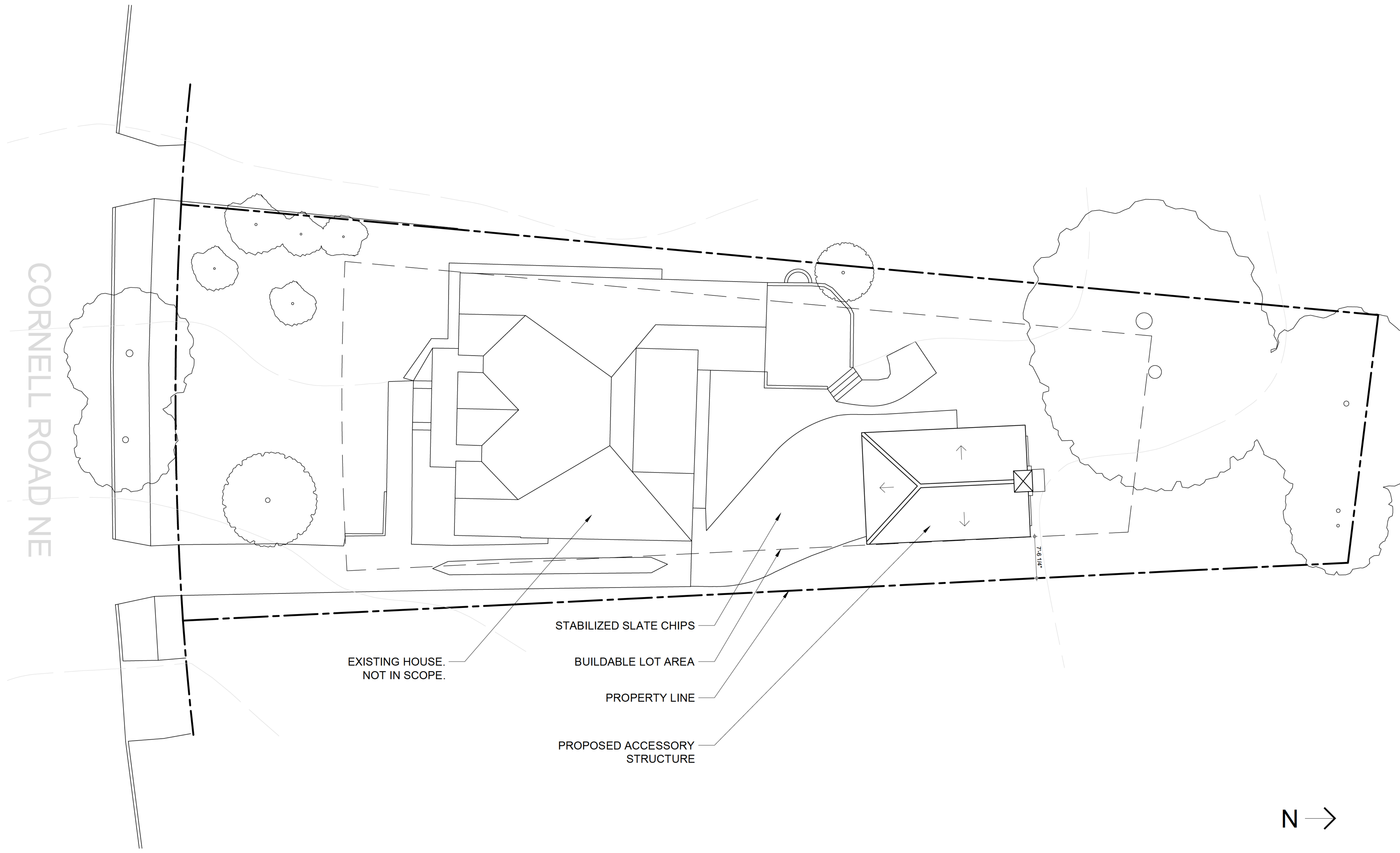
A200

1/8" = 1' - 0"

REVISION NO

0

CORNELL ROAD NE



EXISTING HOUSE.
NOT IN SCOPE.

STABILIZED SLATE CHIPS

BUILDABLE LOT AREA

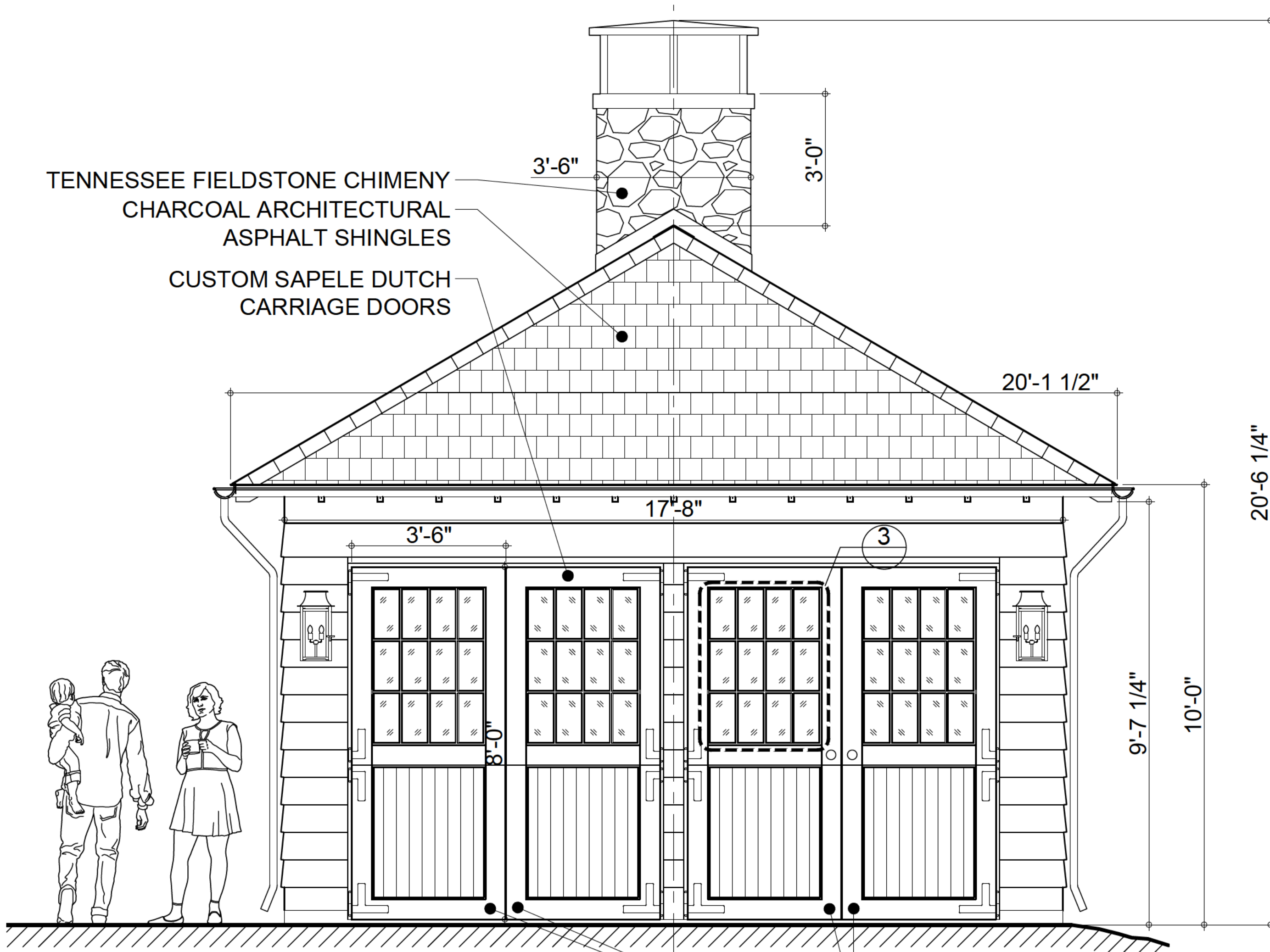
PROPERTY LINE

PROPOSED ACCESSORY
STRUCTURE

N →

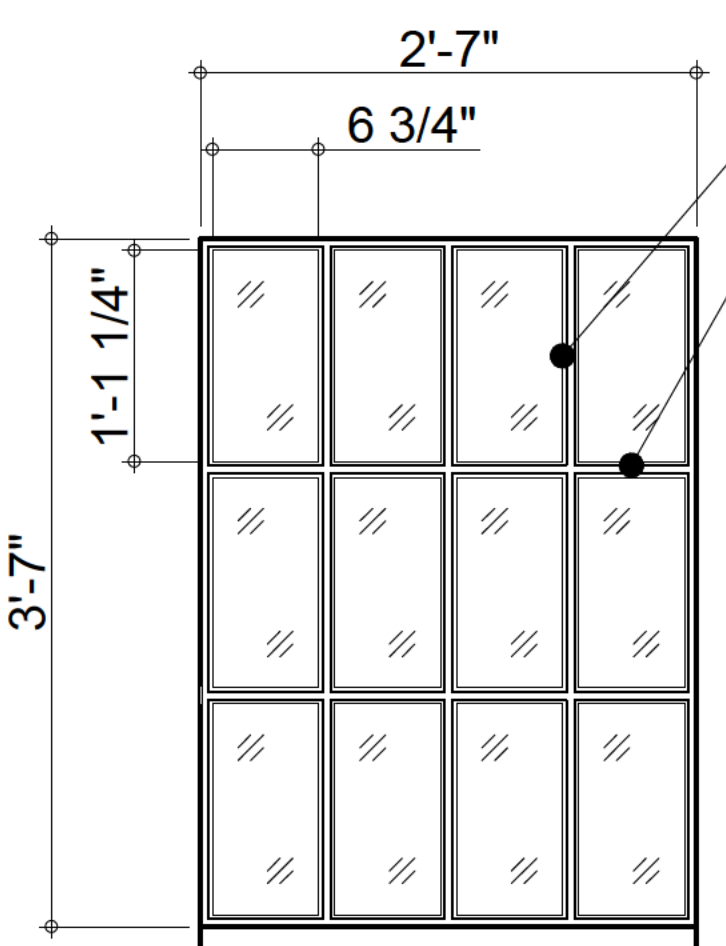
1 SITE PLAN - PROPOSED

NOTES:

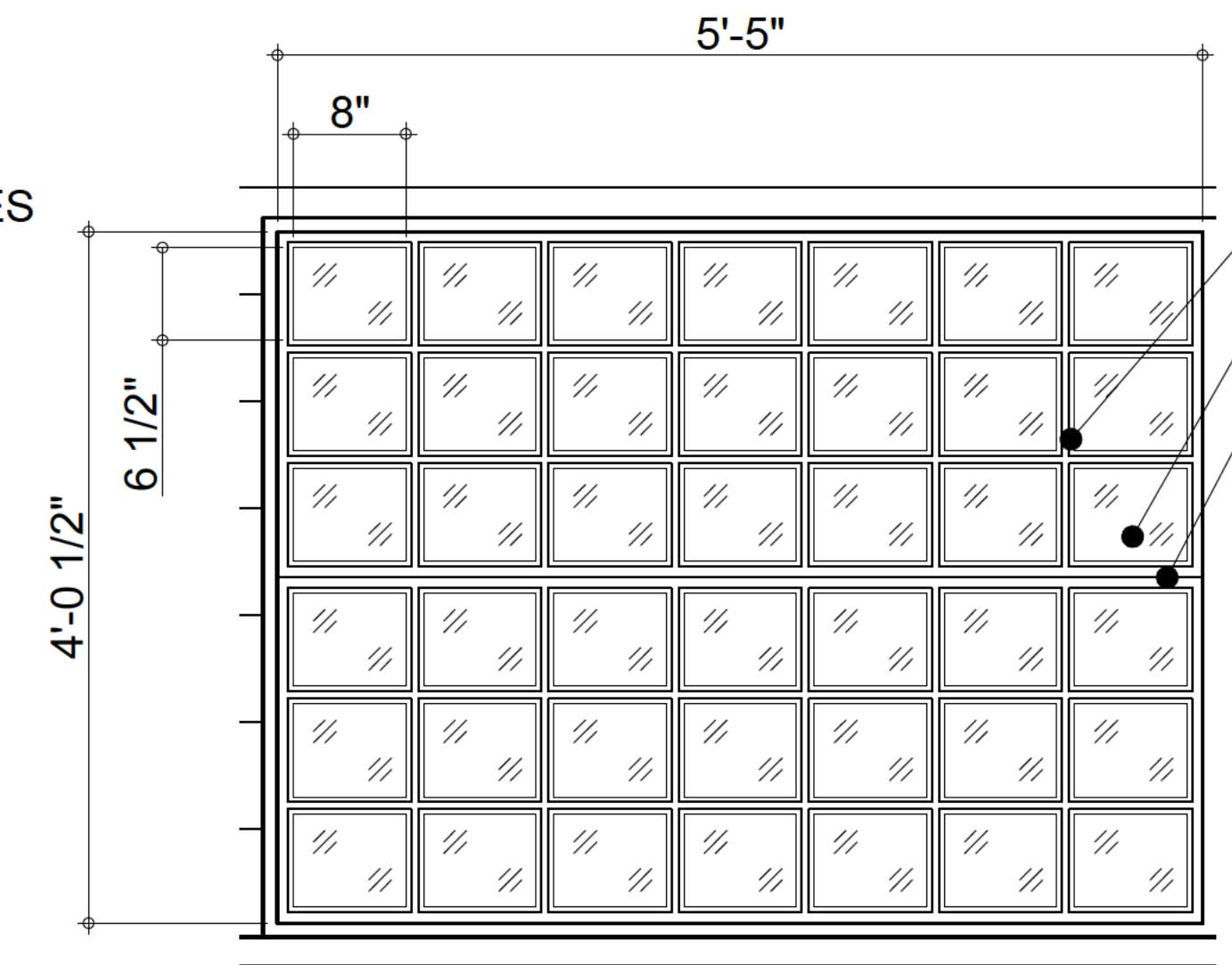


1 SOUTH ELEVATION

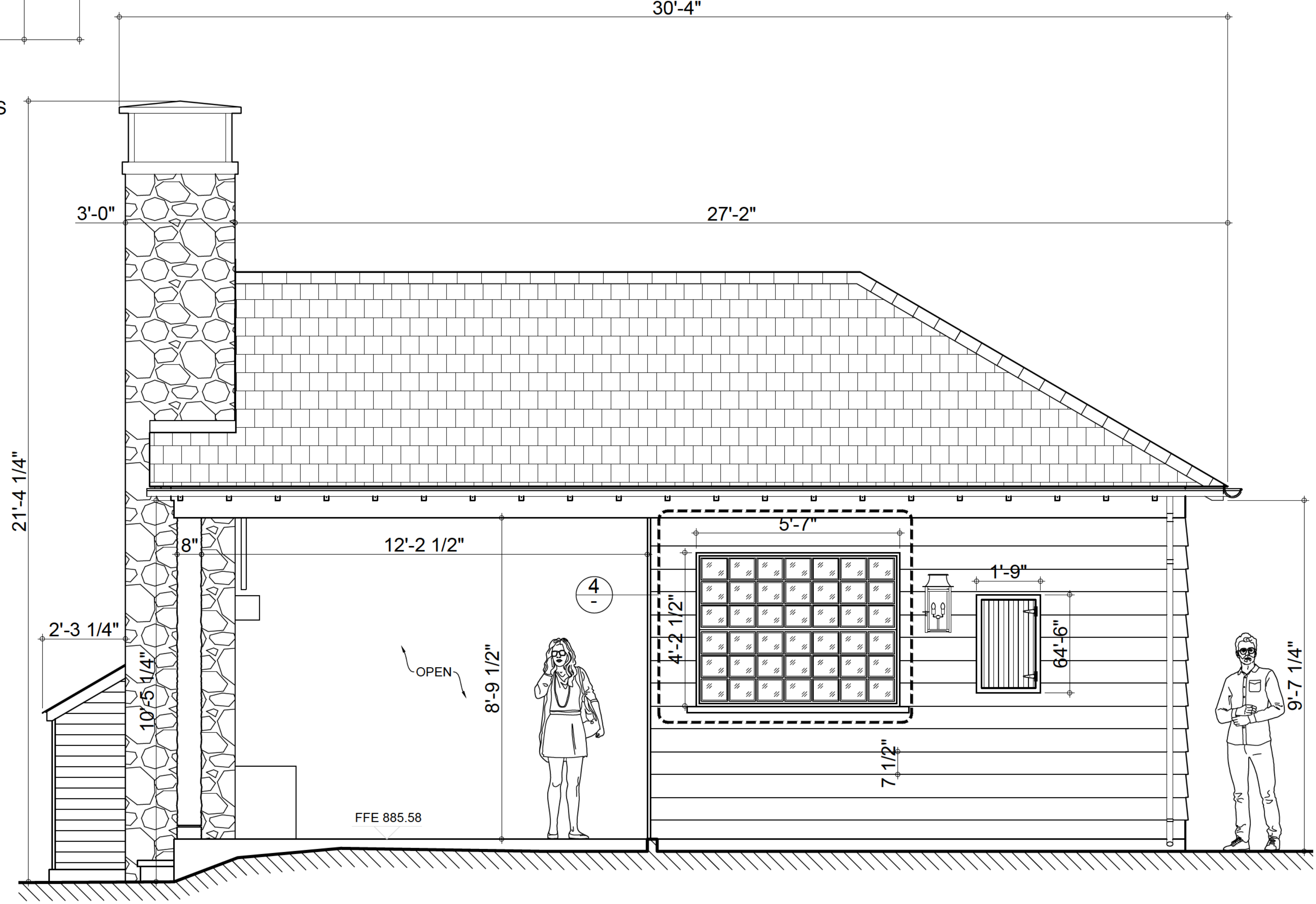
OPERABLE DUTCH DOORS
FIXED DUTCH DOORS



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



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



2 WEST ELEVATION

Patrick Deveau Architect LLC
PROJECT

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| | |
|--------|---------|
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| - | - |
| - | - |
| - | - |

STAMP

TITLE
PROPOSED ELEVATIONS
SOUTH & WEST

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

NOTES:

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TITLE
PROPOSED ELEVATIONS
NORTH & EAST

DRAWING NUMBER

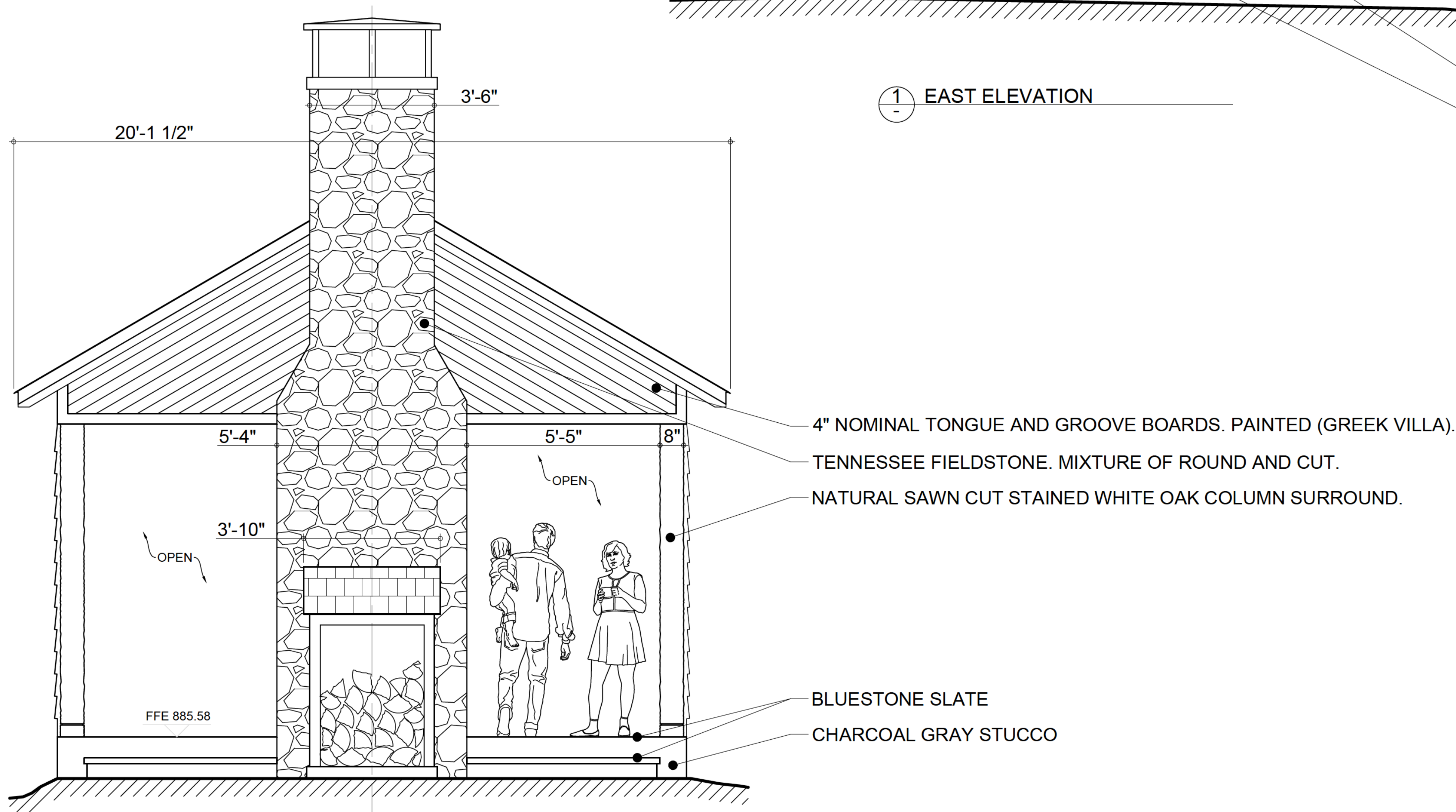
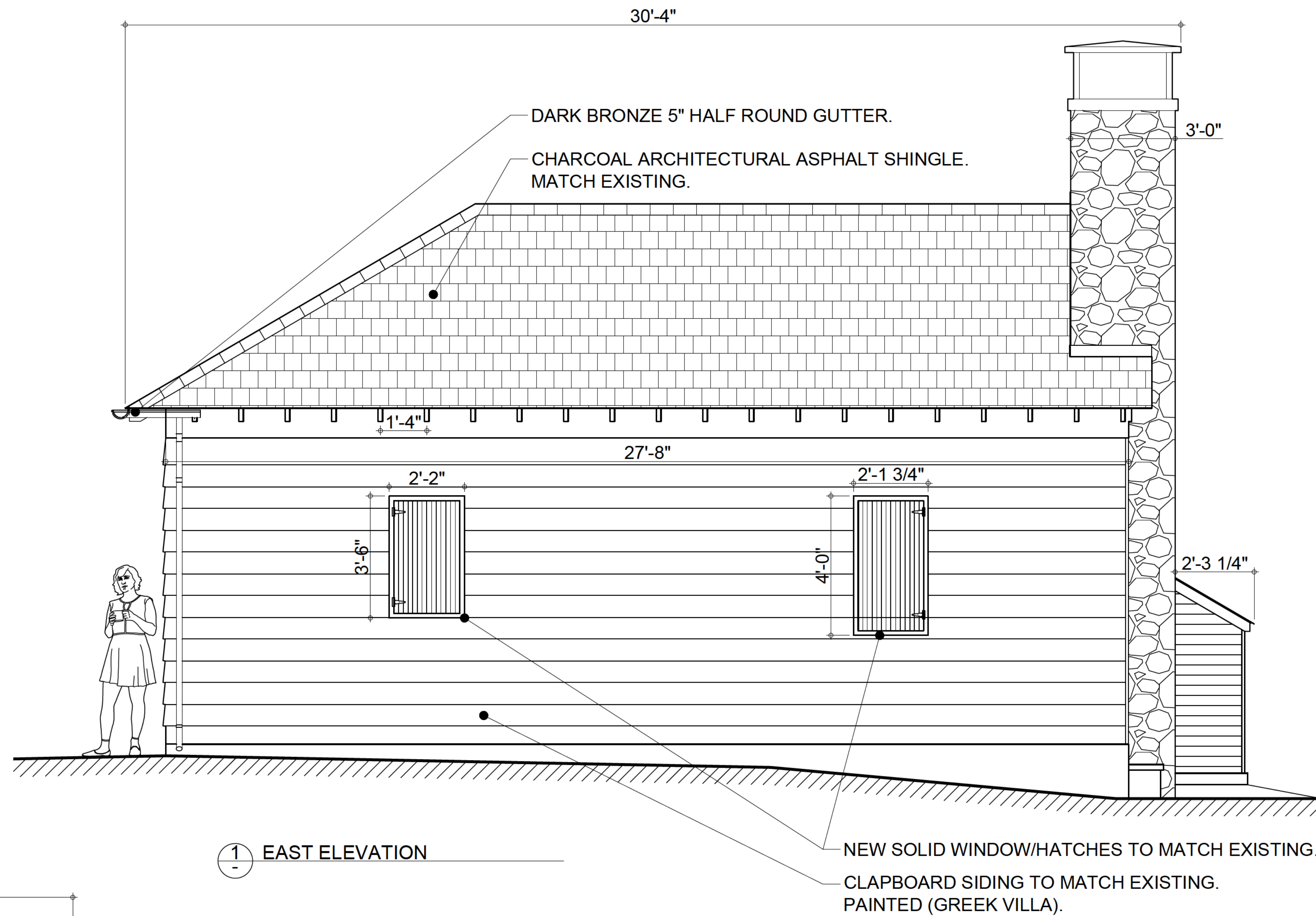
A211

SCALE

1/2" = 1' - 0"

REVISION NO

0



NOTES:

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 FLOOR PLAN

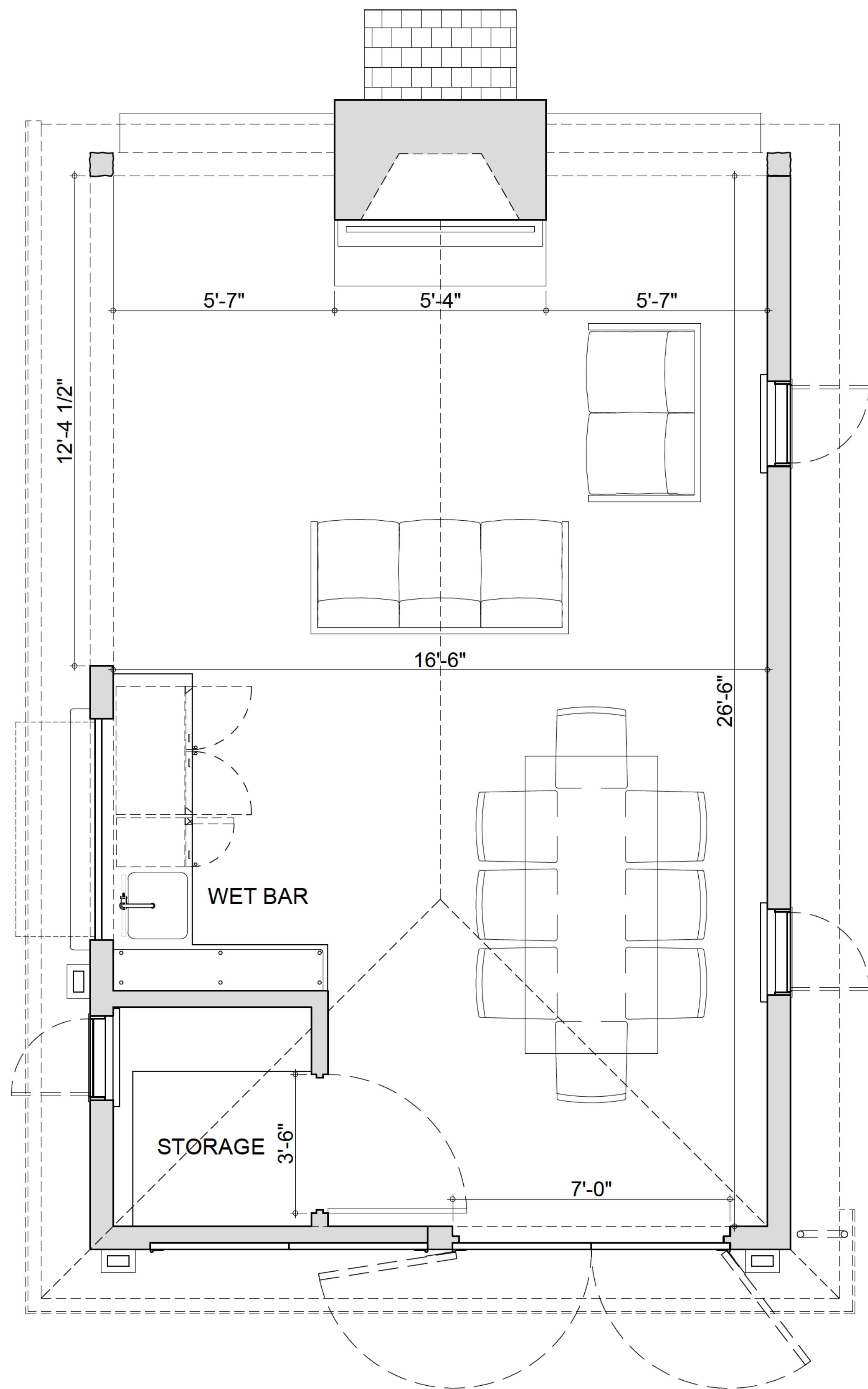
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A220

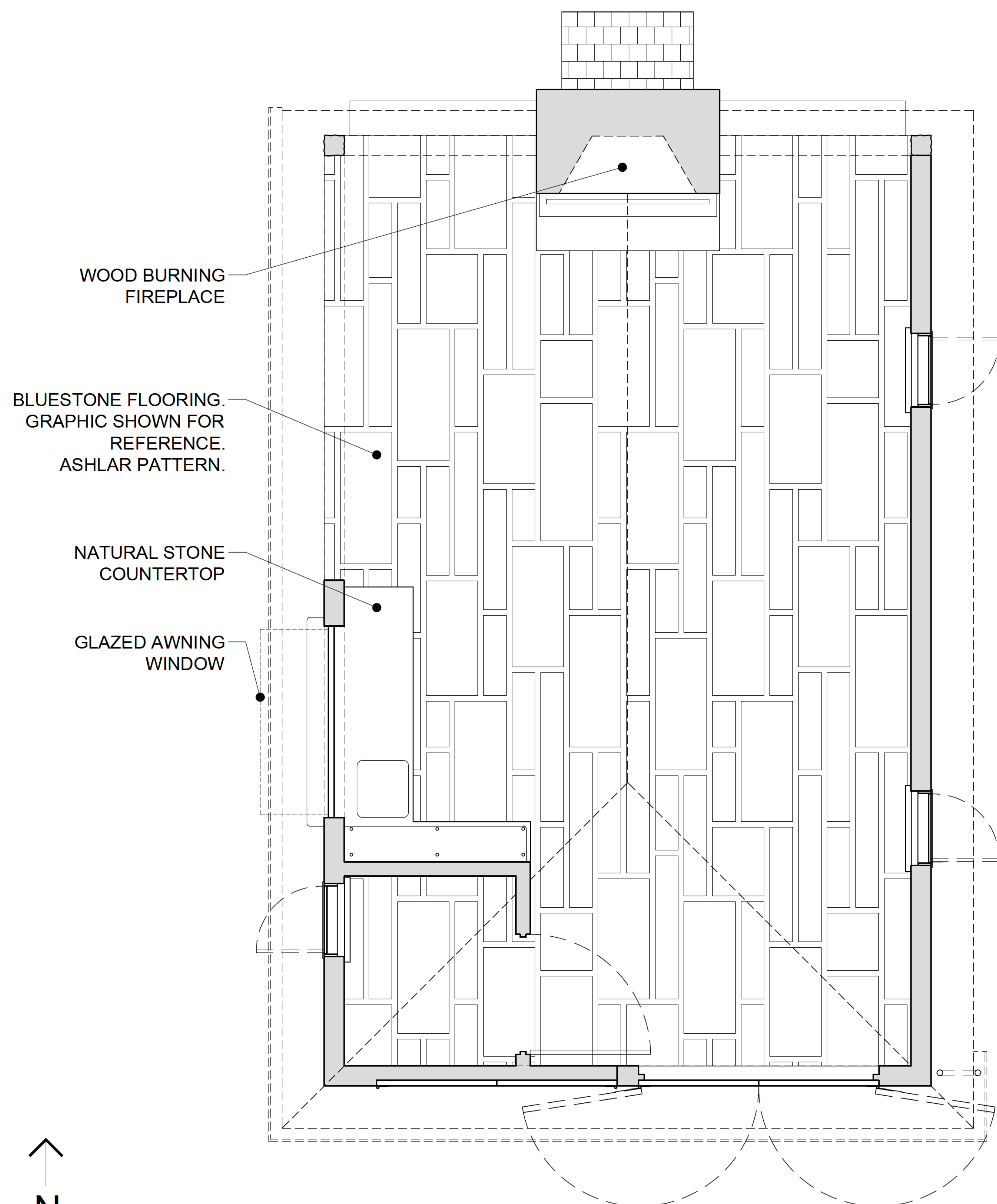
1/2" = 1' - 0"

REVISION NO

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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 |
|--|----------|---|
| 1. General | | |
| 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 | |
| 2. Site Plan (existing and proposed) to include: | | |
| 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 |
| 3. Driveways and Walkways | | |
| 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 |
| 4. Fences & Retaining Walls | | |
| 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 |
| 5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>> | | |
| 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 |
| 6. Additions | | |
| 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. |
| 7. Roof Plan | | |
| 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 | |
| 8. Dormers | | |
| 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. |
| 9. Skylights | | |
| 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. |