DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

E. 1431 Cornell Road, Thomas Campbell. Replace windows on a historic house. **1248266.** Built in 1925 (18 054 09 007)

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

Summary

November 2026

The applicant agreed to defer the proposed replacement of the windows on the façade and side elevations visible from the Right of Way in order for staff to conduct a site visit to the property and for additional information to be provided by the applicant regarding the proposed window replacement on the façade and side elevations. The application for the remaining scope of work, including the replacement of windows and doors on the rear of the house and all work on the rear of the property, was approved with the modification that the proposed window replacement on the façade and side elevations visible from the Right of Way be deferred to the Commission's next scheduled meeting.

October 2026

The applicant agreed to defer the application from the September meeting to the next scheduled meeting in order for staff to provide additional information regarding the recommendation for the proposed windows. Staff has modified their recommendation below in order to provide further clarification.

September 2026

The applicant proposes the following work:

1. Replace windows and doors on a historic house. All existing wood windows will be replaced with composite windows in similar designs with simulated divided lite muntins. Sliding glass doors will be installed on the rear of the house, leading out to the proposed rear deck.
2. Replace driveway. The existing driveway will be removed and replaced with a ribbon driveway, which will run between the Eastern property line and the main property. The driveway will connect to a proposed permeable parking pad in the backyard, in front of the proposed driveway.
3. Construct a rear deck. A covered patio and deck will be constructed on the rear of the historic house. A rear deck, measuring roughly 13'x32' in size, will be constructed on the rear of the historic house and leading out onto the backyard. The patio will be constructed with wood decking and stairs, enclosed by a metal shed roof supported by 6x6 post and beam supports and 36" guardrails, and will include a brick fireplace with chimney.

4. Construct a nonhistoric garage on the rear of a historic property. A 714 square foot garage will be constructed on the rear of the property, towards the Eastern property line, to replace the existing nonhistoric garage[2] in the same location. The garage will be constructed with either an asphalt shingle or metal gable roof, lap siding, am 8x18 garage door, and a side entrance door.

Recommendation

Approve with Modifications. Staff recommends the approval of the application with the modification that the windows on the front façade of the house should be retained and repaired **if possible**; if the windows cannot be repaired in accordance with Guideline 6.1.4, staff recommends that the replacement windows on the front and side elevations, visible from the Right of Way, have raised muntins or simulated raised muntins, rather than interior simulated divided lites.[3]

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.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

> Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

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.

6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.

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

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[2] The DeKalb County Tax Commissioner database does not list the construction date for the garage, nor is there a record for a COA being applied for or issued for the construction of a garage after the district was established after 1996. The Tax Commissioner database, however, does list an "effective" date for the property as 1994; this would put the construction of the garage before the establishment of the district in 1996 and would establish it has nonhistoric, having been constructed after 1946

[3] National Park Service, Preservation Briefs: 9, *The Repair of Historic Wooden Windows.*

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.

6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.

DeKalb County
GEORGIA

Department of Planning & Sustainability
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: [redacted] _____

Applicant: _____ E-Mail: [redacted] _____

Applicant Mailing Address: [redacted] _____

_____

Applicant Phone: [redacted] _____

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

****

Owner(s): _____ Email: [redacted] _____

Owner(s): _____ Email: [redacted] _____

Owner(s) Mailing Address: [redacted] _____

Owner(s) Telephone Number: [redacted] _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 2026

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:

Replace existing windows and doors at the home. Re-do existing driveway with approved permiable surface. Proposed new back deck. Proposed new garage.

All new windows and doors will be in keeping with the existing historic style.

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 pviennings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Signature of Applicant: _____

DeKalb County
GEORGIA

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: Jane R. Kelly & Timothy M Kelly

being owner(s) of the property at: [redacted]

hereby delegate authority to: Thomas Campbell

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

Signature of Owner(s): Jane R Kelly Timothy Kelly

Date: 8-11-26

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.

DeKalb County
GEORGIA

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 or via e-mail at pvjennings@dekalbountyga.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". No

I have reviewed the DeKalb County Tree Ordinance. No

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers. No

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

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. No

I have reviewed the HPC calendar. No

Scope Of Work

The scope of work at the project address is for an **Addition Permit**. The proposed alteration is a new rear covered porch off the rear of the home and also for a new 1 story garage. The work also includes replacing all the exterior windows and doors at the home.There is no interior change to the home outside of accomidating the proposed scope of work described.

Any and all work will be designed and built to meet all applicable codes listed. Please see project stats below.

Applicable Codes

2024 International Residential Code (IRC) with Georgia Amendments
2024 International Building Code (IBC) with Georgia Amendments
2024 International Mechanical Code (IMC) with Georgia Amendments
2024 International Fuel Gas Code (IFGC) with Georgia Amendments
2024 International Plumbing Code (IPC) with Georgia Amendments
2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments
2023 National Electrical Code (NEC) with Georgia Amendments
2024 NFPA 101, Life Safety Code 2018 Edition, with Georgia Amendments

Proposed Project Stats

SQ/FT Table (Existing)

Location	Heated	Unheated	Total
Level 1	1518 sq/ft	83 sq/ft - front and side porch	1,539 sq/ft

SQ/FT Table (Proposed)

Level 1	0 sq/ft	132 sq/ft - Back Porch	132 sq/ft
	1456 sq/ft	**215 sq/ft**	**1,671 sq/ft**

FAR Calculation:

1456 sq/ft (heated area) / 8,852 sq/ft (Lot Size) = **.16 FAR**

Design Firm

[redacted]

Owners

[redacted]

Site Notes

Zoning Information:
Classification: R3
Zoning: R75
Setbacks: 40ft Front, 7.5ft Side, 40ft Rear
Maximum Lot Coverage: .35%
Maximum Floor Area Rato: .40%
Maximum Height: 35'

Lot Size:
-- sq/ft
-- acres

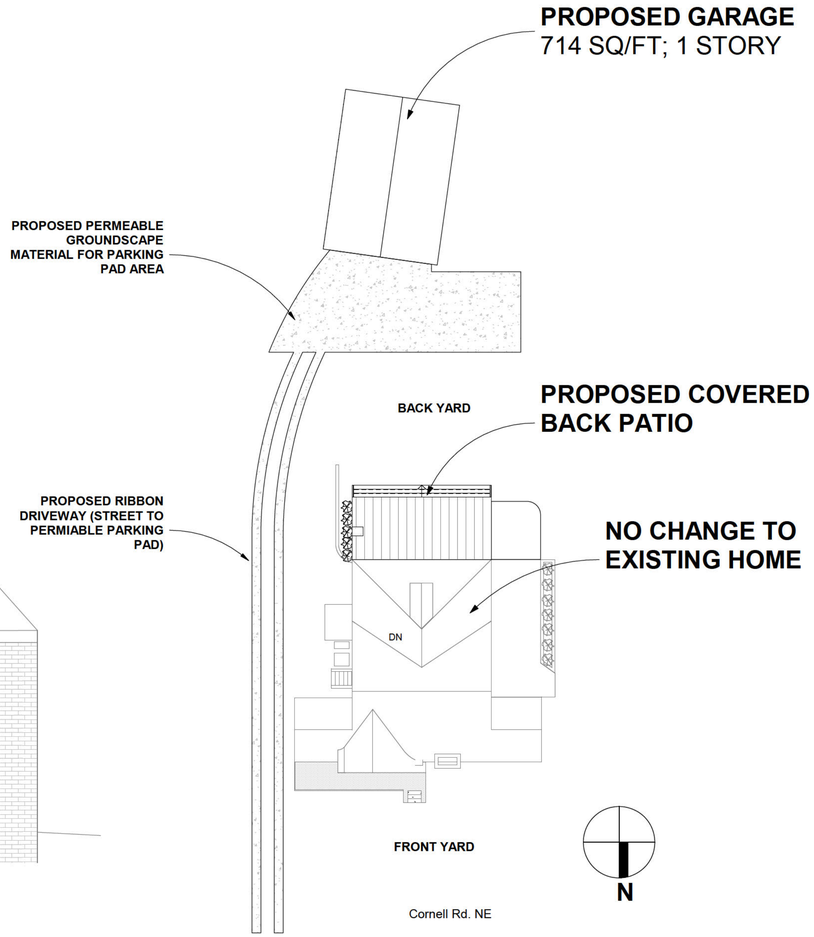
See civil drawings(survey & siteplan) for all other site information and lot coverage calculations

THIS PERMIT IS FOR EXTERIOR WORK ONLY

NEW DRIVEWAY, REPLACE EXTERIOR WINDOWS AND DOORS, NEW REAR PATIO, NEW 1 STORY GARAGE



② 3D View - Street View



① Site Plan - Reference Only
1/16" = 1'-0"

[redacted]

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A00's	Cover Sheet & Perspectives	08/13/2026
B00's	Existing Floor Plans & Elevations	
C00's	Proposed Floor Plans & Elevations	
D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	

[redacted]

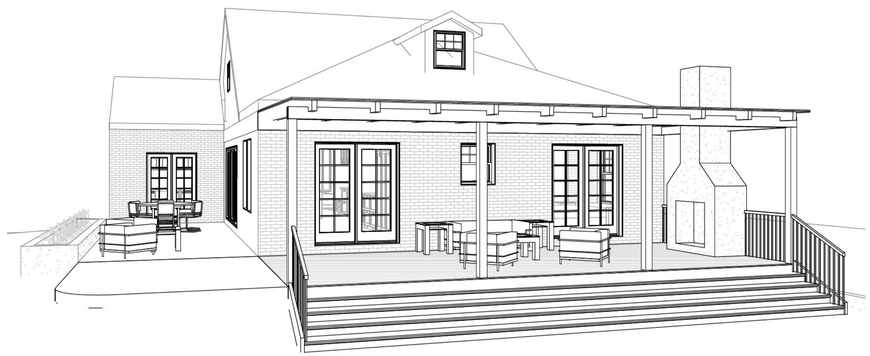
Cover Sheet

Date	08/13/2026
Drawn By	Author
	A01
Scale	As indicated

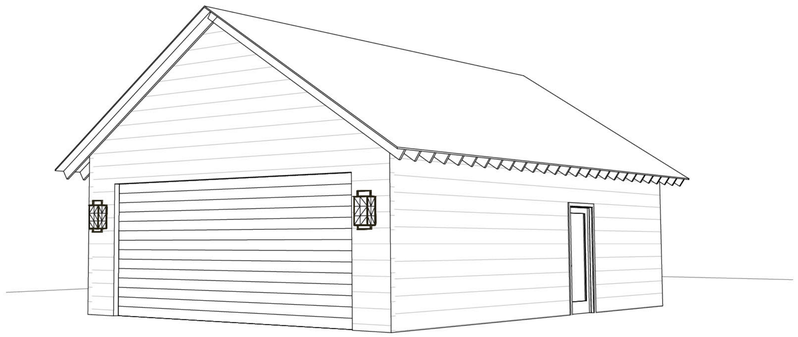
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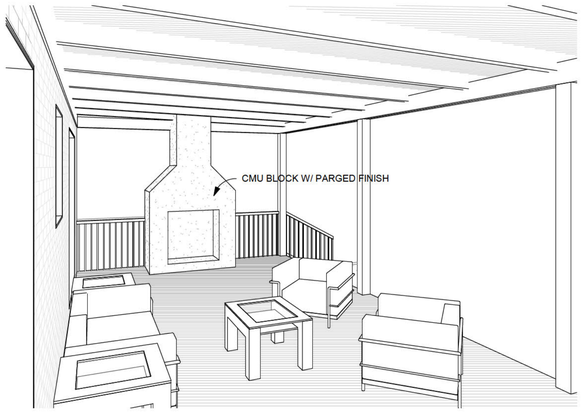
2 3D View - Covered Porch 1



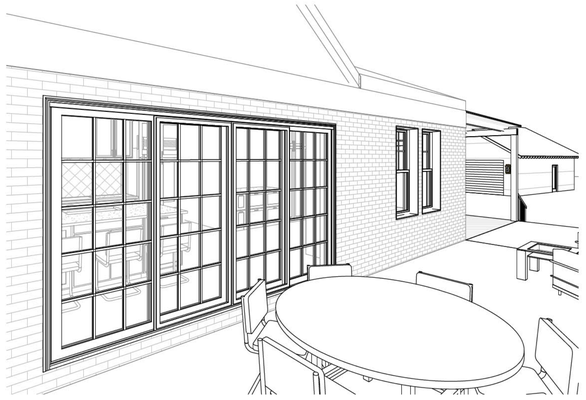
1 3D View - Covered Patio 2



5 3D View - Garage view from house



3 3D View - Covered Patio 3



4 3D View - Side Patio

[redacted]

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E00's	Electrical Plan	
F00's	Schedules	

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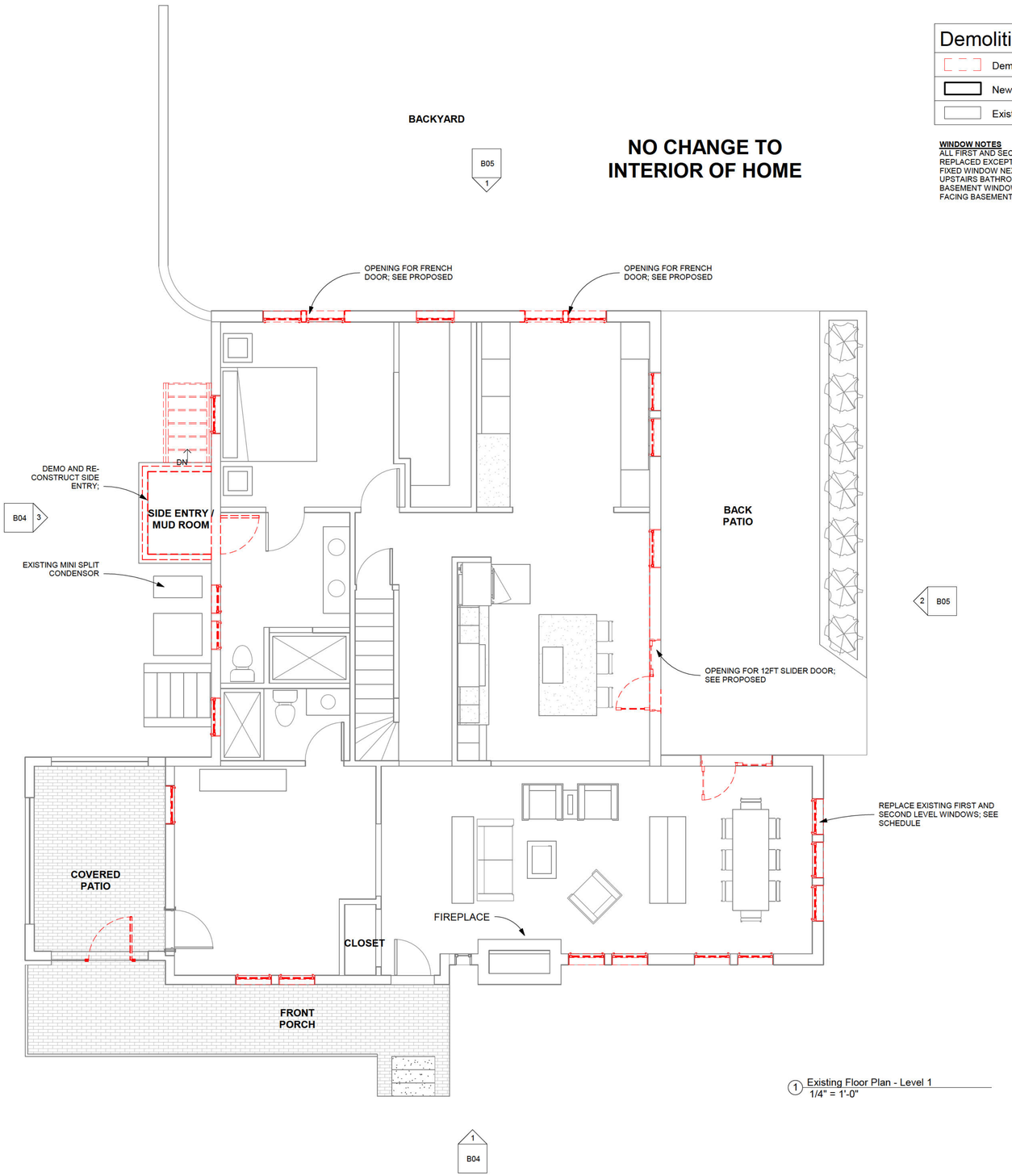
Perspectives

Date	08/13/2026
Drawn By	Author

A02

Scale

Not Released For Construction



1 Existing Floor Plan - Level 1
1/4" = 1'-0"

Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.

[redacted]

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E00's	Electrical Plan	
F00's	Schedules	

[redacted]

Existing Floor Plans

Date	08/13/2026
Drawn By	Author

B01

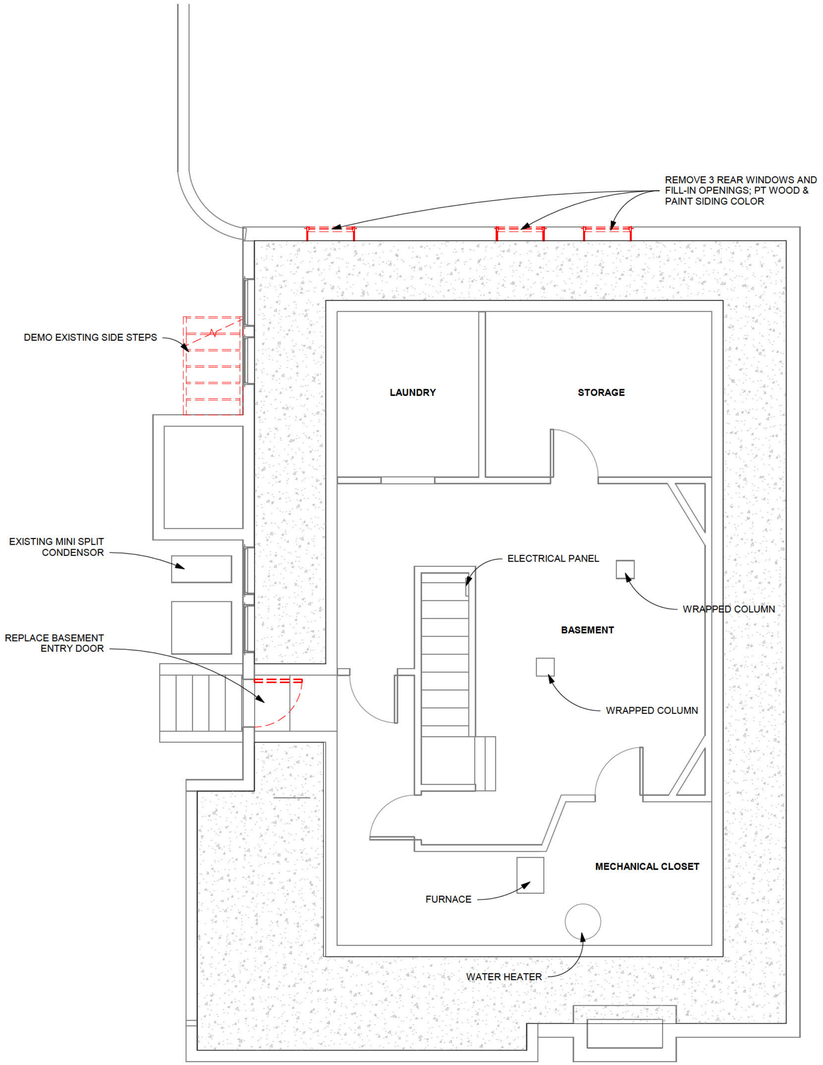
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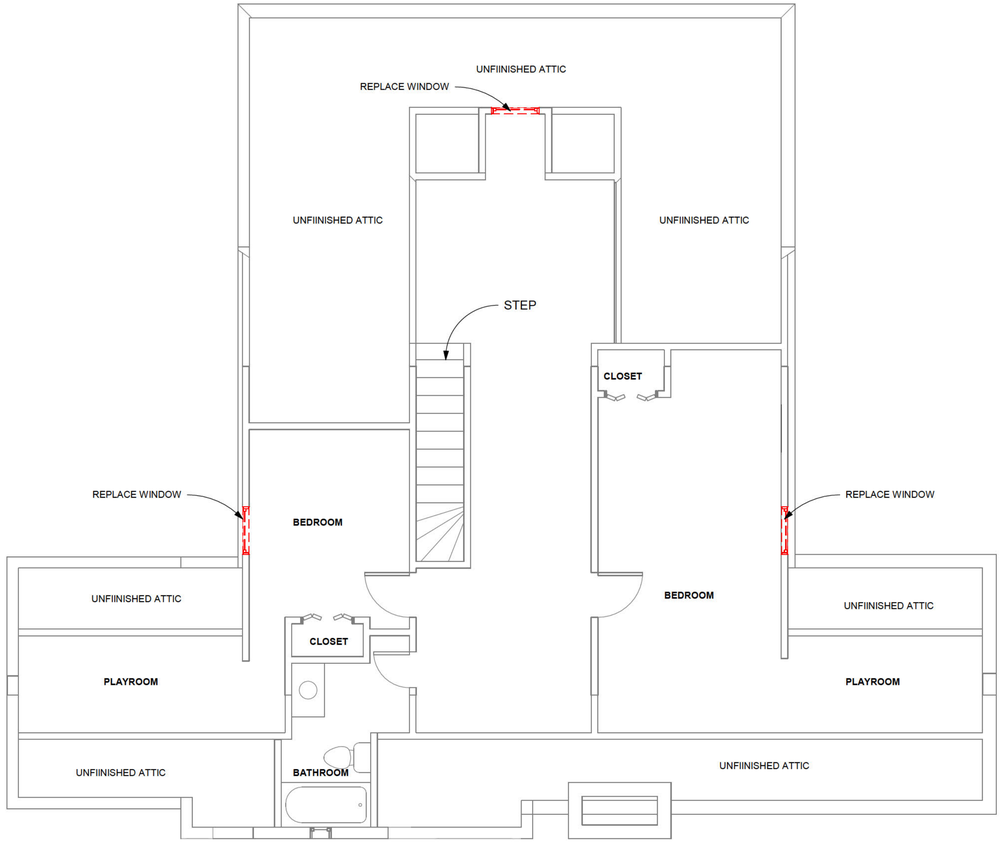
NO CHANGE TO BASEMENT OR SECOND LEVEL FLOOR PLAN

Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.



2 Existing Floor Plan - Basement
1/4" = 1'-0"



1 Existing Floor Plan - Level 2
1/4" = 1'-0"

[redacted]

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F00's	Schedules	

[redacted]

Existing Floor Plans

Date	08/13/2026
Drawn By	Author

B02

Scale 1/4" = 1'-0"

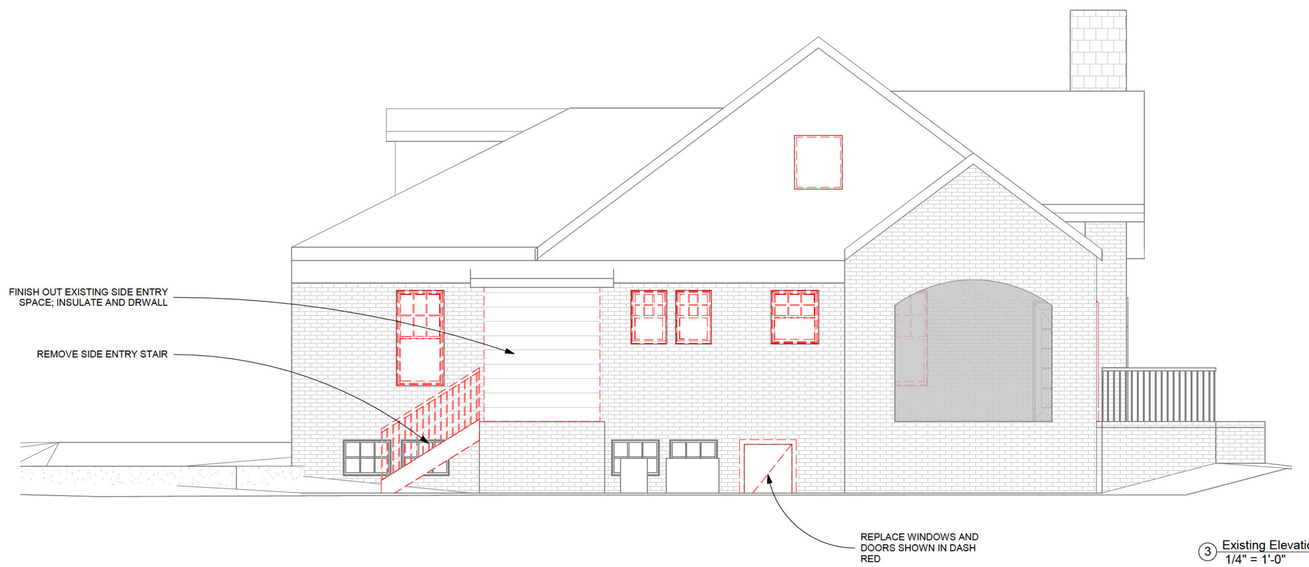
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Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.



1 Existing Elevation - Front / South
1/4" = 1'-0"



3 Existing Elevation - Left / East
1/4" = 1'-0"

[redacted]

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Existing Elevations

Date	08/13/2026
Drawn By	i20 Design

B04

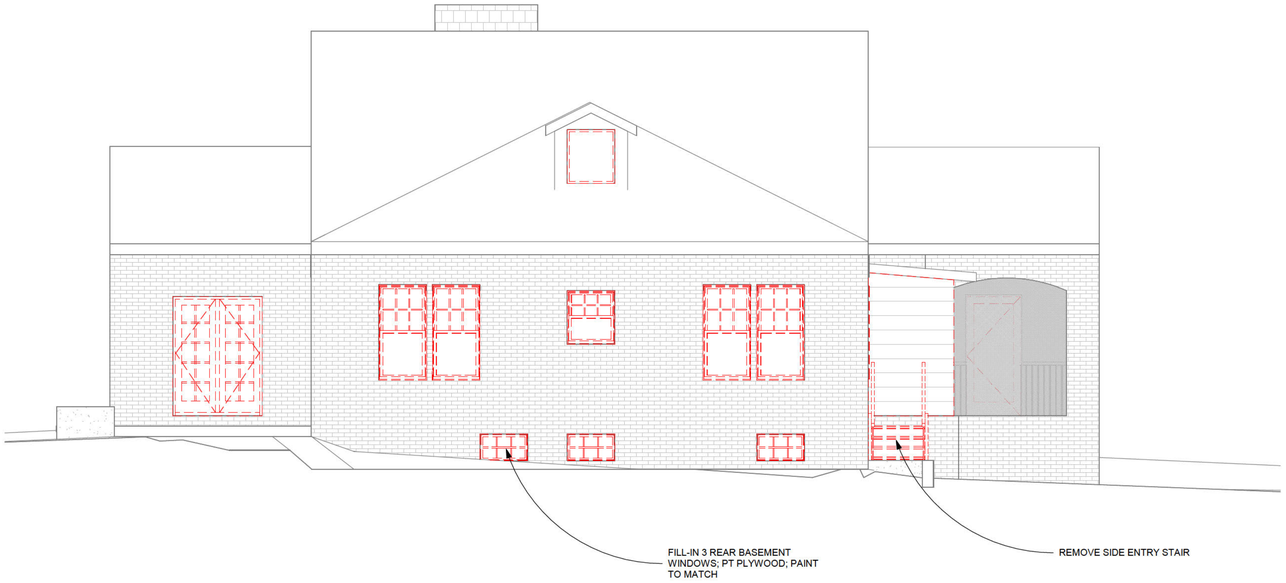
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Not Released For Construction

Demolition Legend

- Demo
- New
- Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.



1 Existing Elevation - Back / South
1/4" = 1'-0"



2 Existing Elevation - Right / West
1/4" = 1'-0"

[redacted]

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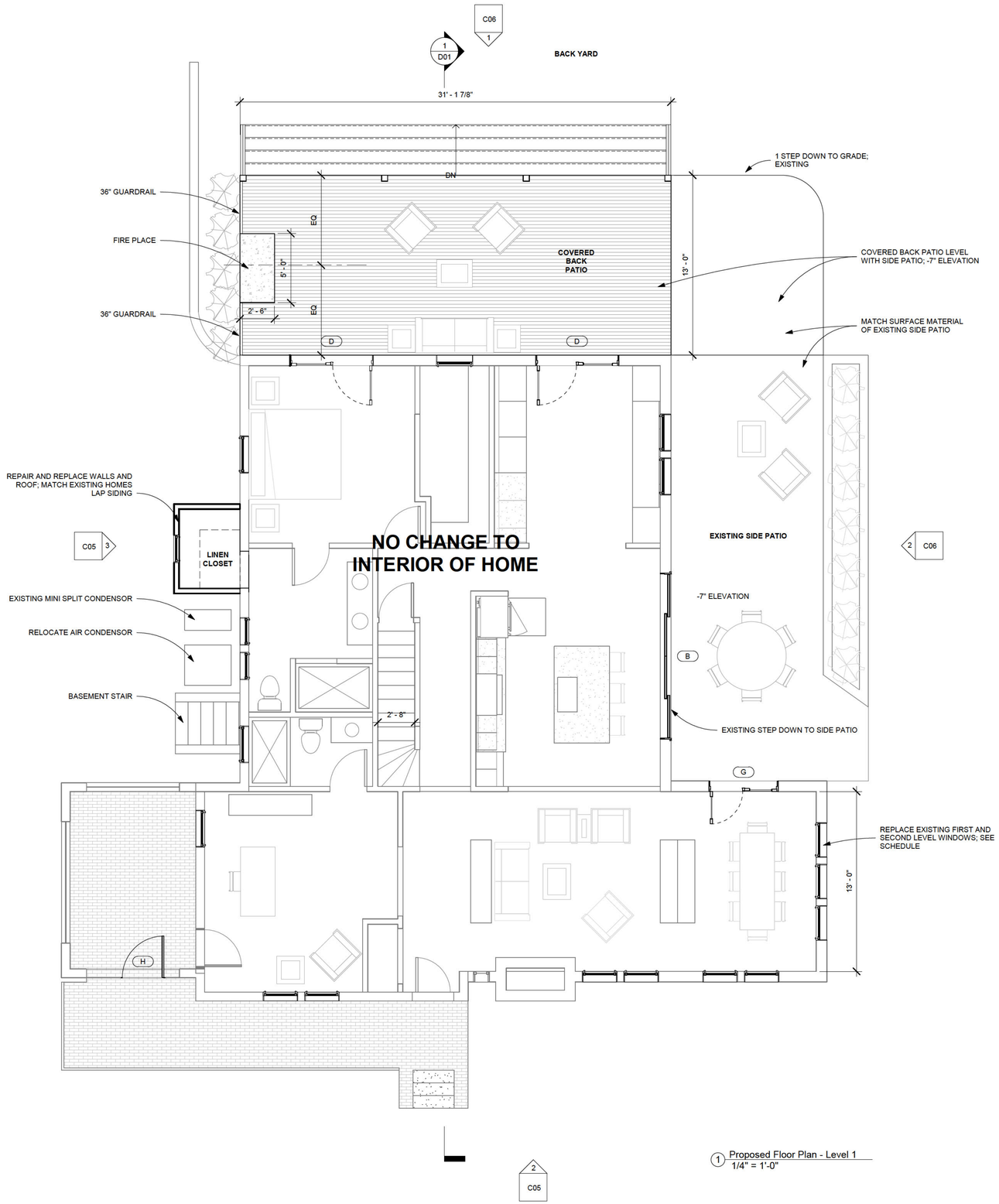
Existing Elevations

Date	08/13/2026
Drawn By	Author

B05

Scale 1/4" = 1'-0"

Not Released For Construction



[redacted]

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C00's	Proposed Floor Plans & Elevations	
D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	

[redacted]

Proposed Floor Plans

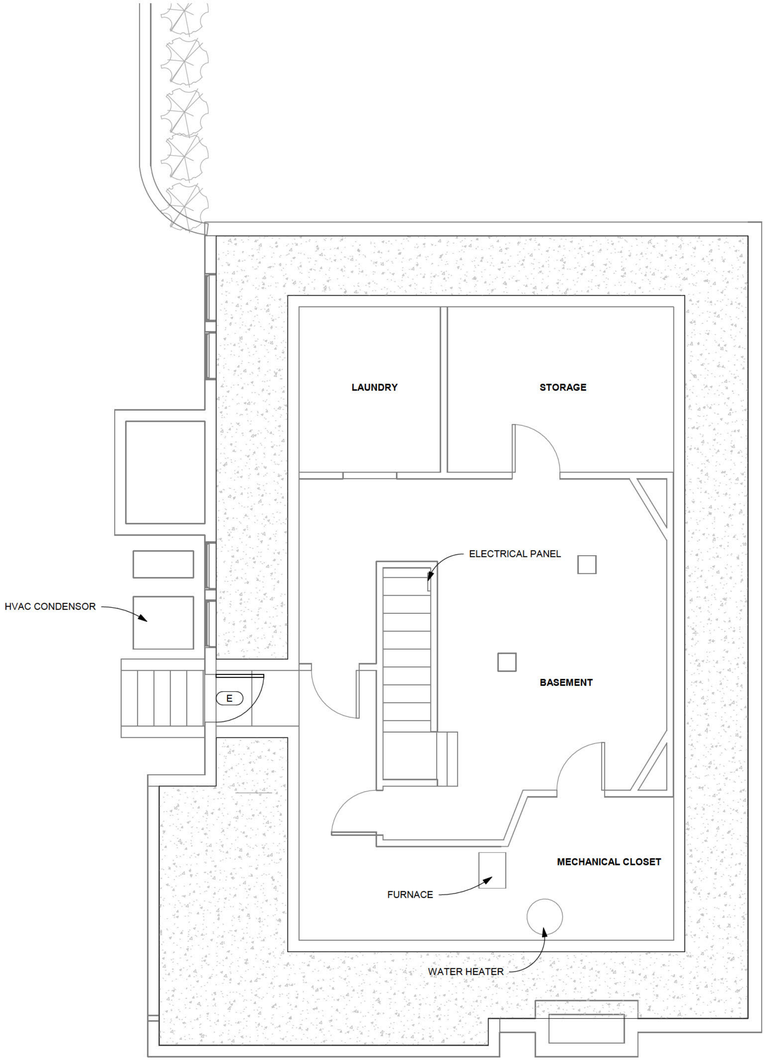
Date	08/13/2026
Drawn By	i20 Design

C01

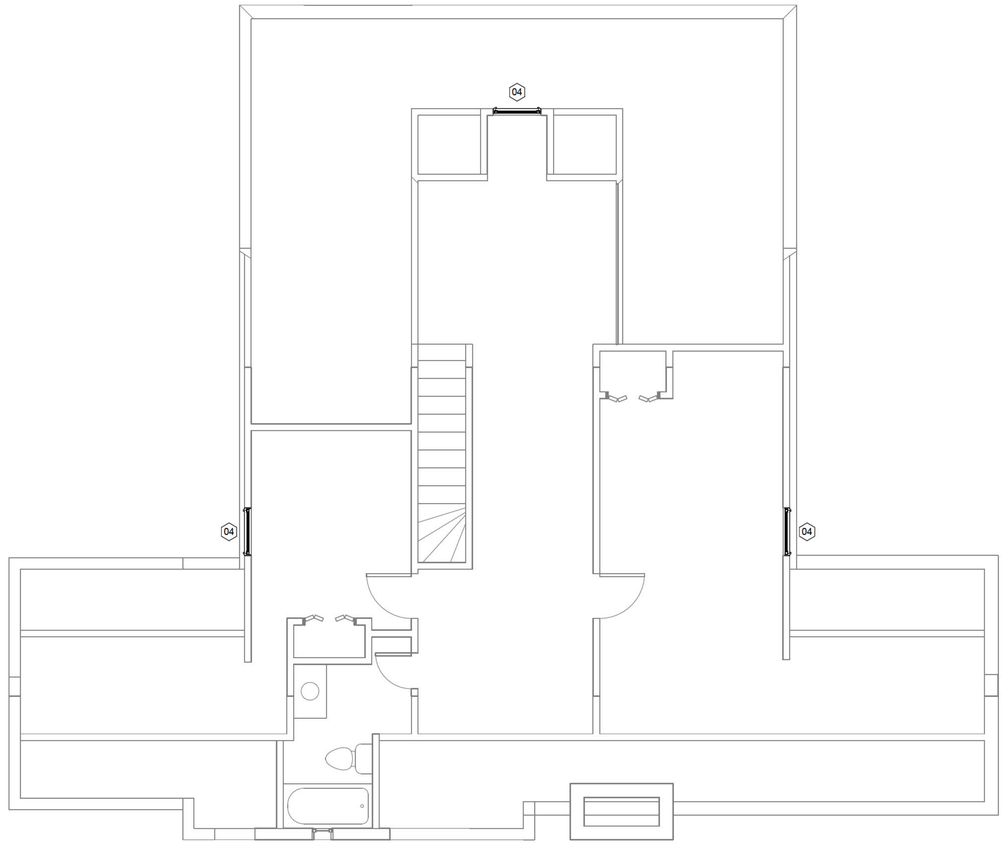
Scale	1/4" = 1'-0"

Not Released For Construction

NO CHANGE TO BASEMENT OR SECOND LEVEL FLOOR PLAN



② Proposed Floor Plan - Basement
1/4" = 1'-0"



① Proposed Floor Plan - Level 2
1/4" = 1'-0"

[redacted]

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[redacted]

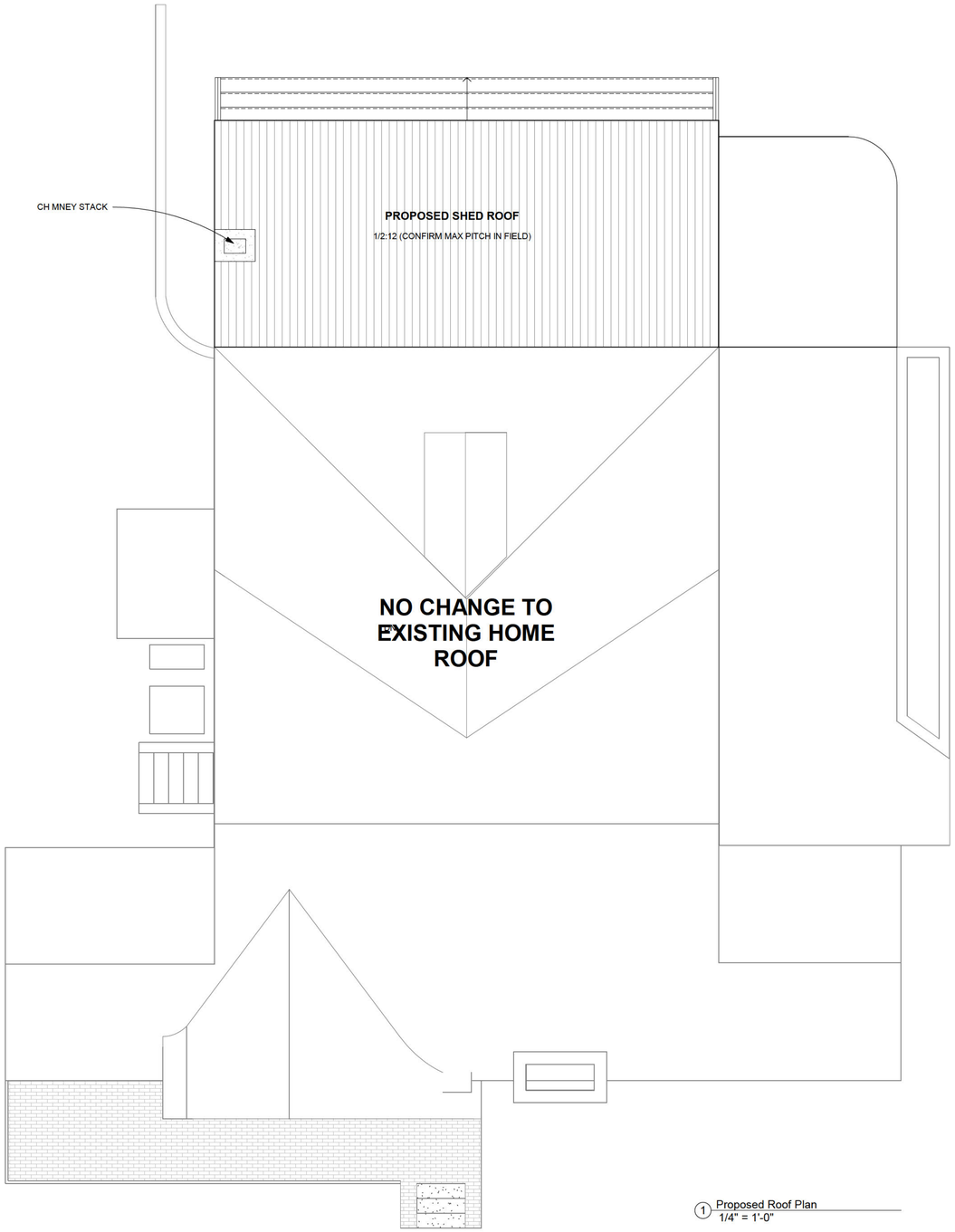
Proposed Floor Plans

Date	08/13/2026
Drawn By	Author

C02

Scale 1/4" = 1'-0"

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1 Proposed Roof Plan
1/4" = 1'-0"

[redacted]

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F00's	Schedules	

[redacted]

Proposed Roof Plans

Date	08/13/2026
Drawn By	Author

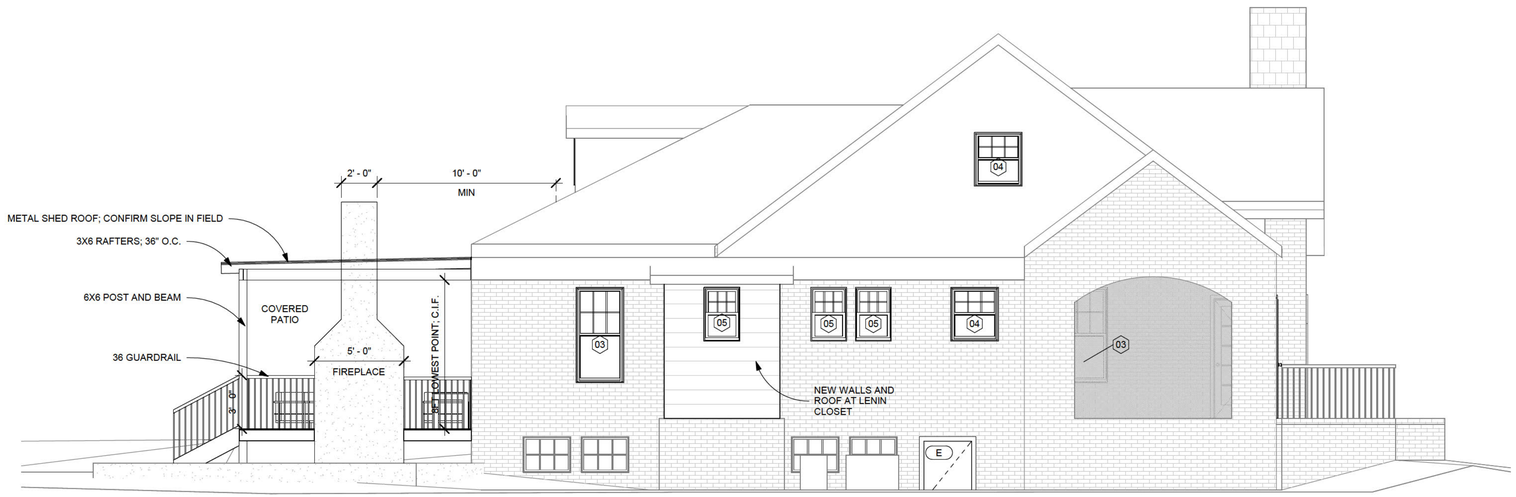
C04

Scale 1/4" = 1'-0"

Not Released For Construction



2 Proposed Elevation - Front / North
1/4" = 1'-0"



3 Proposed Elevation - Left / East
1/4" = 1'-0"

[redacted]

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[redacted]

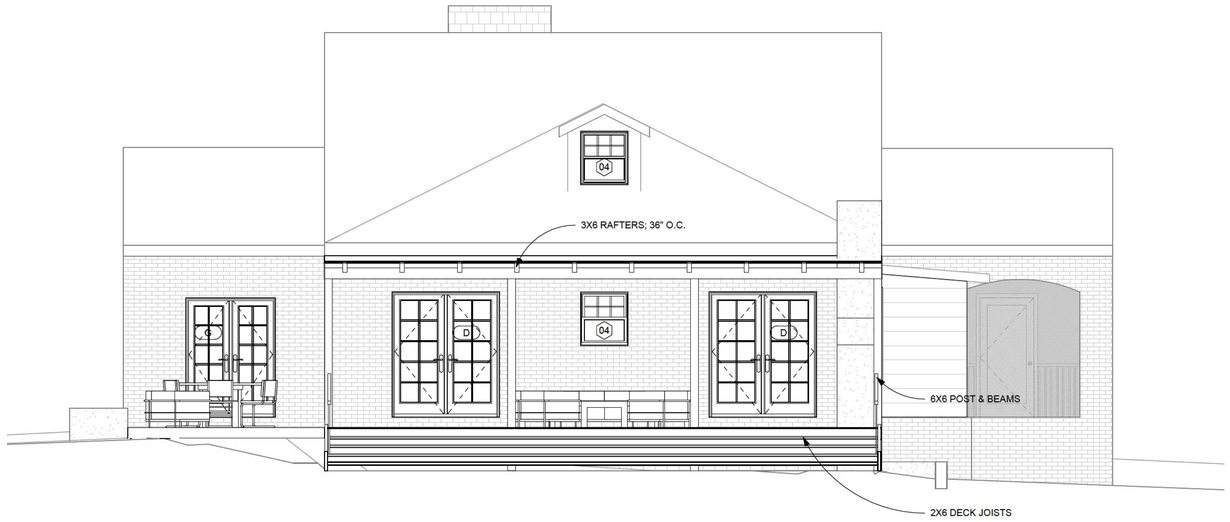
Proposed Elevations

Date	08/13/2026
Drawn By	i20 Design

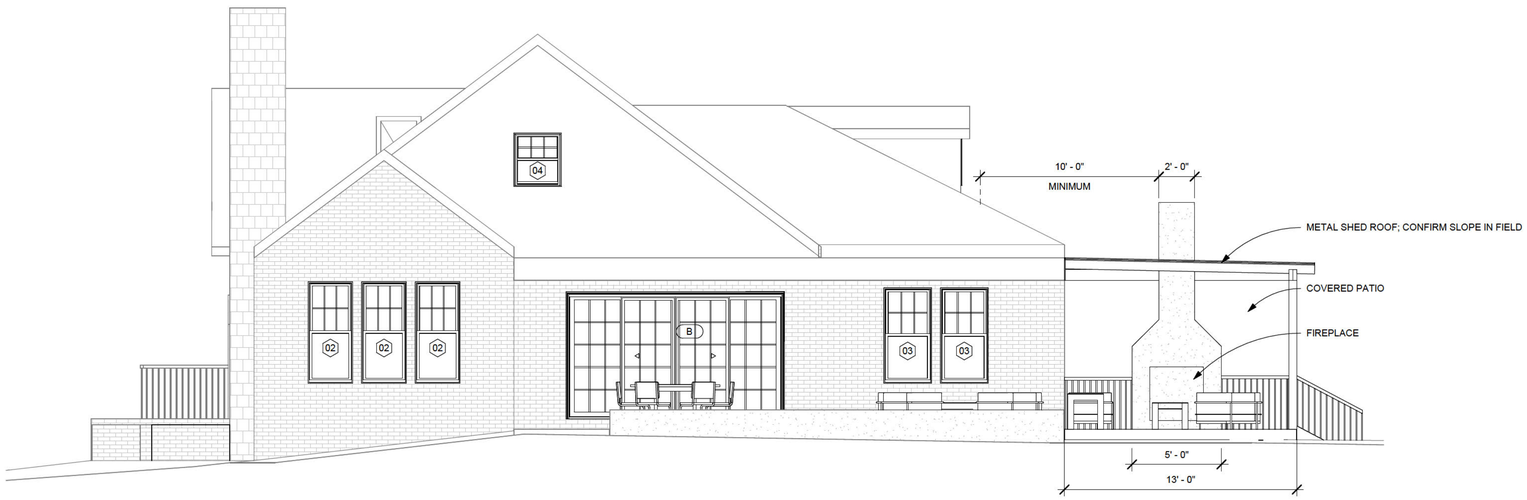
C05

Scale 1/4" = 1'-0"

Not Released For Construction



1 Proposed Elevation - Back / South
1/4" = 1'-0"



2 Proposed Elevation - Right / West
1/4" = 1'-0"

[redacted]

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[redacted]

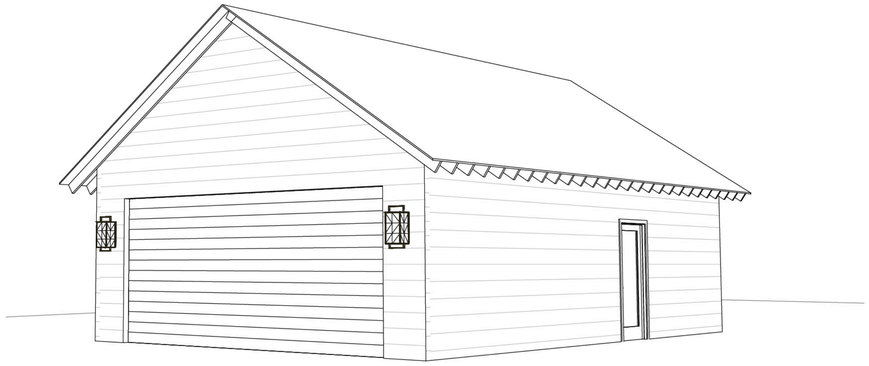
Proposed Elevations

Date	08/13/2026
Drawn By	Author

C06

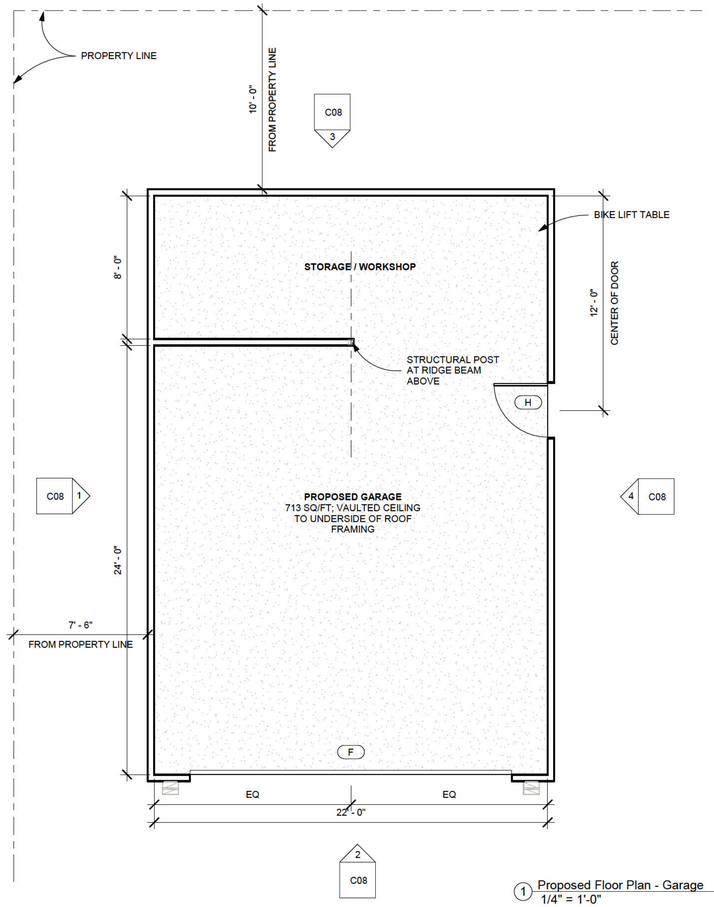
Scale 1/4" = 1'-0"

Not Released For Construction

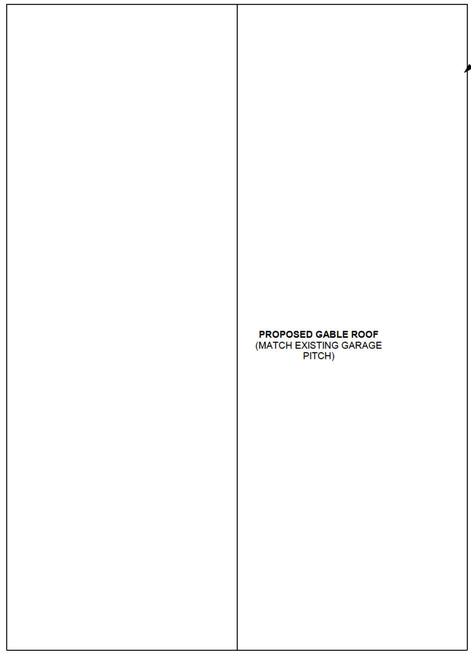


3 3D View - Garage

Electrical Plan Legend	
	Switch
	Outlet
gif	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)



1 Proposed Floor Plan - Garage
1/4" = 1'-0"



2 Proposed Roof Plan - Garage
1/4" = 1'-0"

[redacted]

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[redacted]

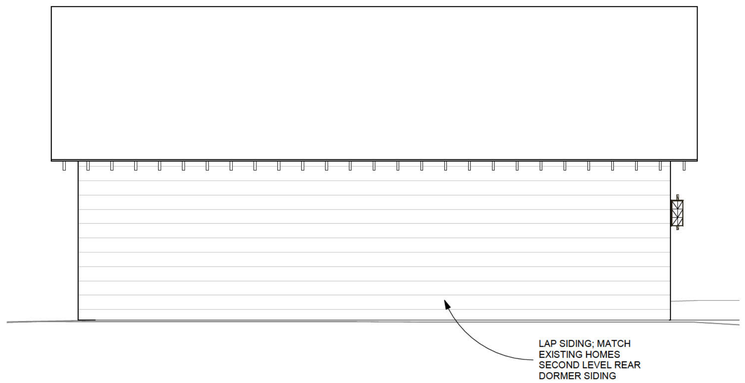
Proposed Plans - Garage

Date	08/13/2026
Drawn By	Author

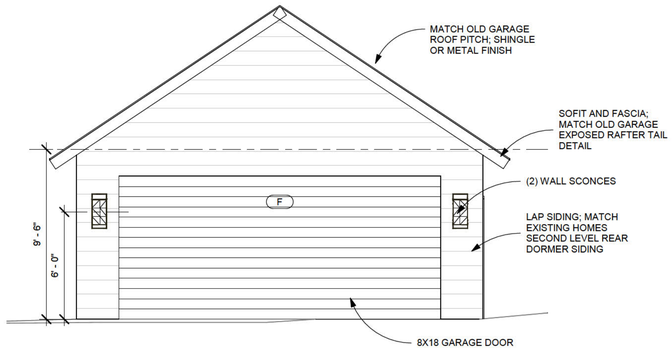
C07

Scale	1/4" = 1'-0"

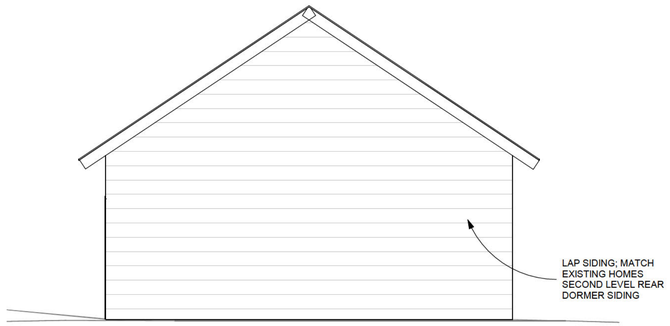
Not Released For Construction



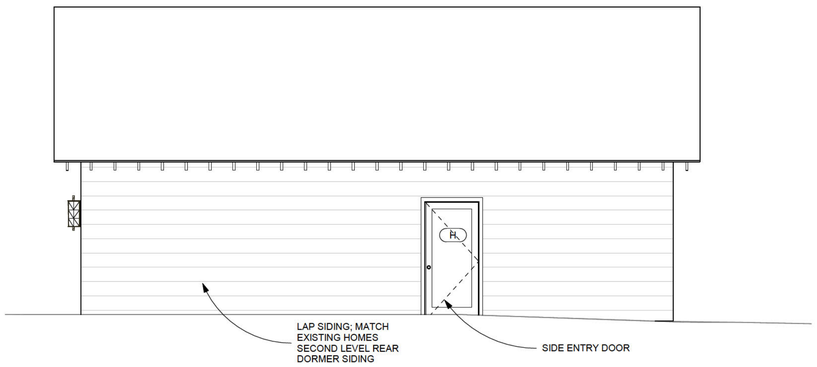
1 Proposed Garage Elevation - East
1/4" = 1'-0"



2 Proposed Garage Elevation - North
1/4" = 1'-0"



3 Proposed Garage Elevation - South
1/4" = 1'-0"



4 Proposed Garage Elevation - West
1/4" = 1'-0"

[redacted]

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F00's	Schedules	

[redacted]

Proposed Elevations - Garage

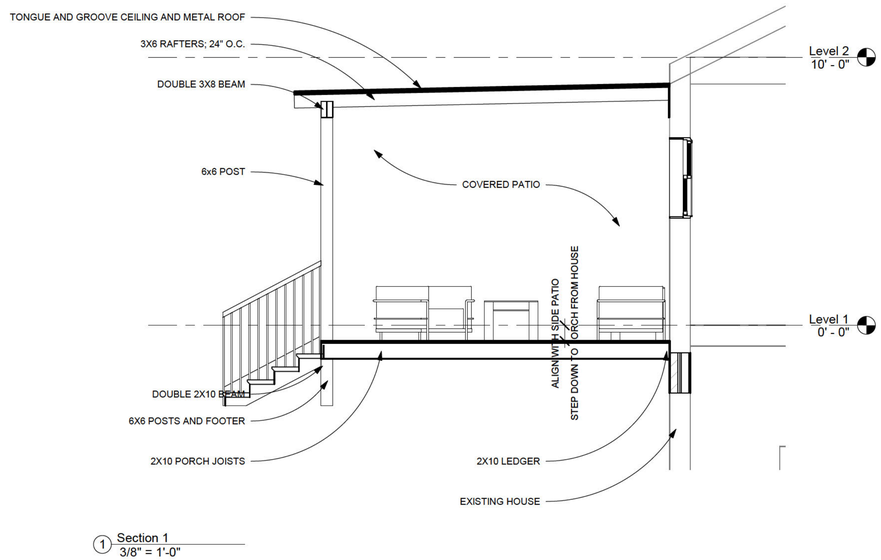
Date	08/13/2026
Drawn By	Author

C08

Scale 1/4" = 1'-0"

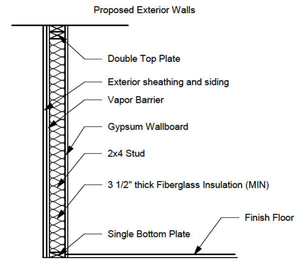
Not Released For Construction

SHEET IN PROGRESS



1 Section 1
3/8" = 1'-0"

R-VALUE CHART - PROPOSED WALLS (MINIMUM REQUIREMENTS)				
Zone Classification	Crawlspace/Basement Walls	Floors/Ceilings	Exterior Walls (2x4)	Attics/Roofs
Zone 3	R19-25	R25	R13-25	R38



[redacted]

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F00's	Schedules	

[redacted]

Sections & Details

Date	08/13/2026
Drawn By	i20 Design

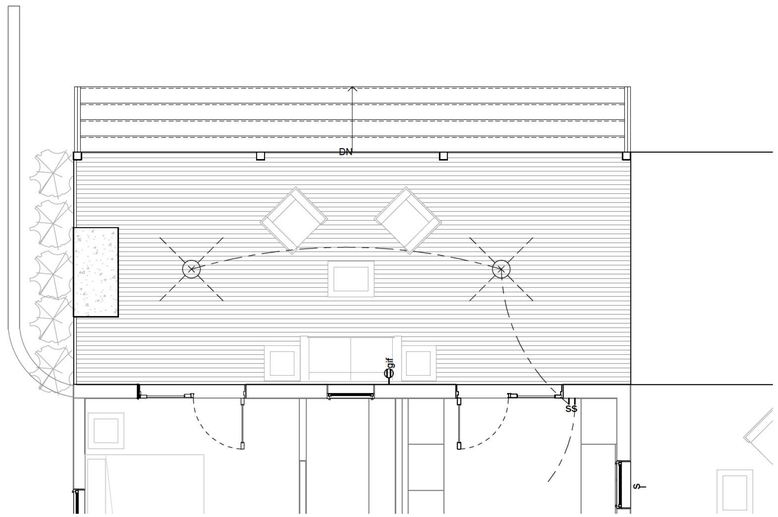
D01

Scale: As indicated

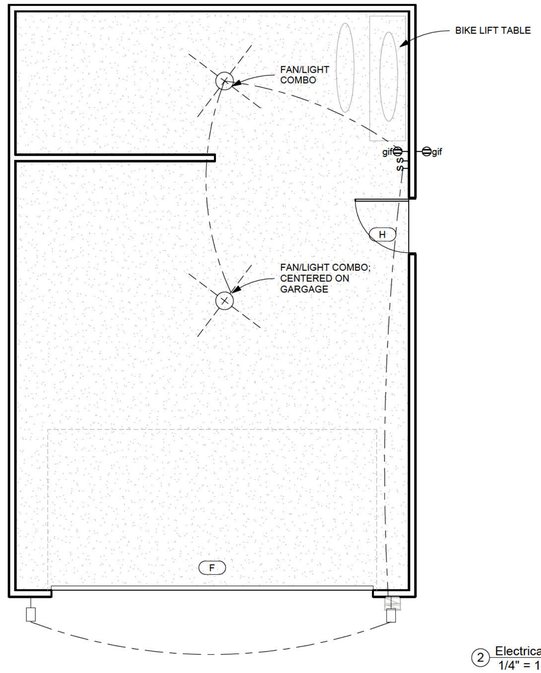
Not Released For Construction

Electrical Plan Legend	
	Switch
	Outlet
gif	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)

Electrical Plan Notes
Electrical layout for proposed covered rear porch and garage only.



1 Electrical Plan
1/4" = 1'-0"



2 Electrical Plan - Garage
1/4" = 1'-0"

[redacted]

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F00's	Schedules	

[redacted]

Proposed Electrical Plans

Date	08/13/2026
Drawn By	Author

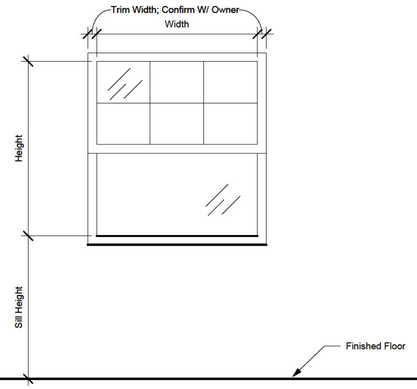
E01

Scale 1/4" = 1'-0"

Not Released For Construction

Window Schedule						
Mark	Type	Height	Width	Count	Phase Created	Comments
02	DH	5' - 8"	2' - 6"	9	New Construction	Replace existing windows; see window notes on spec
03	DH	5' - 4"	2' - 8"	4	New Construction	Replace existing windows; see window notes on spec
04	DH	3' - 0"	2' - 8"	5	New Construction	Replace existing windows; see window notes on spec
05	DH	3' - 0"	2' - 0"	3	New Construction	Replace existing windows; see window notes on spec

Grand total: 21



DH

Double Hung

Window Notes

Proposed Window & Trim Notes:
(All proposed windows and doors being reploaced need to be field verified by window manufacture prior to order)

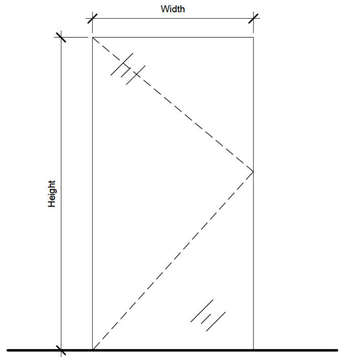
Manufacture: Windsor
Series: Pinnacle Clad Double-Hung
Exterior Material: .050 Extruded Aluminum Cladding (Standard Color)
Interior Material: Standard Primed Pine
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas
Grids/Muntins: 6-over-1 pattern using Windsor Divided Lite (WDL) with an Inner Spacer Bar
Muntin Profile: Putty Exterior Profile (Required to mimic historic sloped glazing)

Exterior House Door Notes

French Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Swinging Patio Door
Stile & Rail Profile: Traditional French Stile
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.

4 Panel Slider Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Sliding Patio Door 4-Panel Configuration where the two middle panels slide outward over the fixed outer panels).
Stile & Rail Profile: Traditional French Sliding
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.
Sill Option: Bronze Finish Pultruded Fiberglass Sill (Fiberglass sills handle high foot traffic and provide excellent thermal insulation, keeping the door tracking smoothly through Atlanta winters).

3 INTERIOR FIRST LEVEL DOORS: Re-use 32" existing doors for all proposed interior interior doors. (3) total.

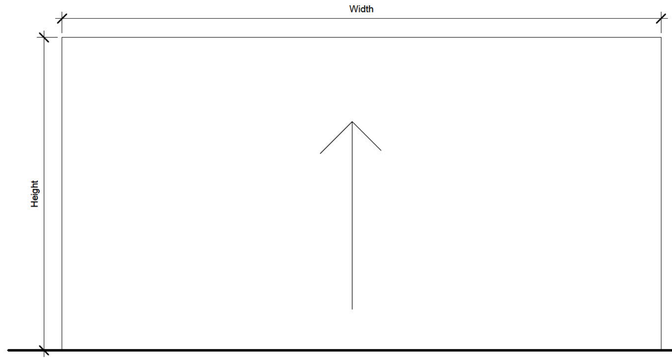


SD

Shower Door

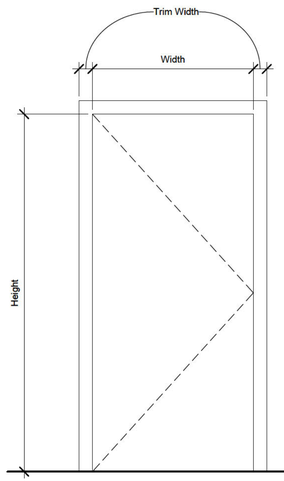
Door Schedule							
Type Mark	Door Type	Width	Height	Phase Created	Function	Count	Comments
B	DSGD	12' - 0"	7' - 0"	New Construction	Exterior	1	Double Sliding Glass Door; Kitchen to side patio
C	OP	2' - 8"	6' - 8"	New Construction	Interior	1	Linen closet opening; remove existing door and trim out opening
D	DFGD	6' - 0"	7' - 0"	New Construction	Exterior	2	French Doors to patio and side door at garage
E	SF	2' - 8"	6' - 8"	New Construction	Exterior	1	Basement Door; Replace existing
F	GD	18' - 0"	8' - 0"	New Construction	Exterior	1	Garage Door
G	DFGD	5' - 0"	6' - 8"	New Construction	Exterior	1	Side patio french door; replace existing door with same size
H	<varies>	3' - 0"	6' - 8"	New Construction	Exterior	2	<varies>

Grand total: 9



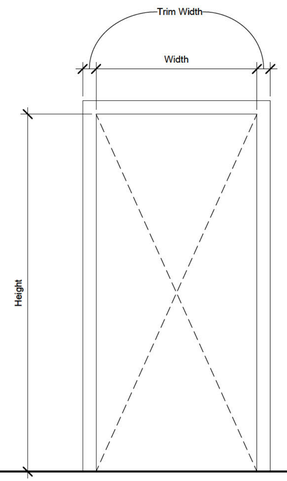
GD

Garage Door



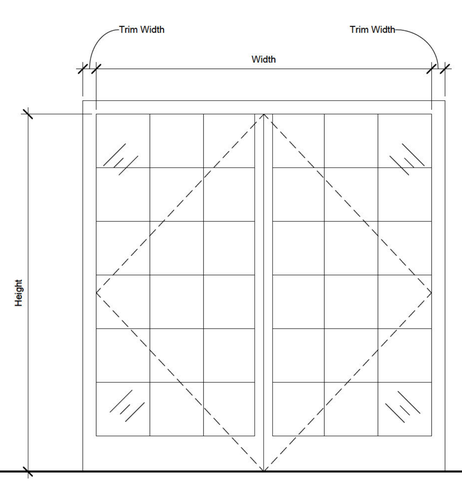
SF

Single Flush Door



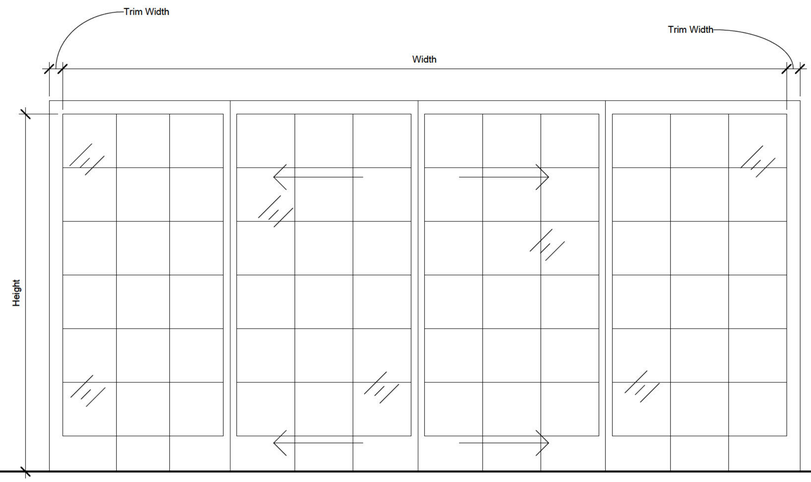
OP

Opening



DFGD

Double Flush Glass Door



DSGD

Double Sliding Glass Door

[redacted]

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[redacted]

Window & Door Schedule

Date	08/13/2026
Drawn By	Author
	F01
Scale	3/4" = 1'-0"

Not Released For Construction

From: [redacted]
Date: Sunday, September 20, 2026 1:32:34 PM
Attachments: image001.png
image002.png

** **WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. **

Paige,

Thank you for sending the preliminary staff recommendation for our project. I wanted to respond with an issue the owners have with the recommendation so that it can be discussed internally at Monday's meeting. This issue with the staff recommendation to "keep" the existing front facing windows.

The home was constructed in 1925 and the windows are original. Given this, the existing windows are 101 years old and cannot be repaired. They were very poorly maintained by the previous owners, and none of the windows in the home are operational. Furthermore, they have severe moisture rot and are not efficient by today's standards. Heating and cooling the home is virtually impossible with the existing windows.

I wanted to bring this to your attention because we will be requesting to replace the front facing windows as well. All proposed replacement windows will match the historic 6 over 1 style and detailing, and will be beautiful and complementary to the historic neighborhood. They will of course be in accordance with Guideline 6.1.4.

Have a great weekend and we look forward to the call on Wednesday.

Thanks you

[redacted]

[redacted] wrote:

> Good Afternoon,
>
> Please see the staff report attached to this email regarding the application for 1431 Cornell Road, for the upcoming HPC Meeting on **Wednesday, September 23rd, at 6pm**. The agenda, including a link for the Zoom meeting, has been attached to this email as well.