

DeKalb County Historic Preservation Commission

Monday, July 21, 2025- 6:00 P.M.

Staff Report

Consent Agenda

F. 1776 Coventry Road, Lisa Tarver. Enclose a rear deck, replace fencing, and repair rear retaining wall. **124766.**

Built in 1959 - Nonhistoric (18 004 04 020)

This property is in the Chelsea Height Character Area but is not in a National Register Historic District.

05-02 1776 Coventry Road (DH), Amelia Karafotias. Replace metal fence with a wooden fence. **Approved.**

Summary

The applicant proposes the following work:

1. Enclose deck on the rear of property. The deck located on the rear façade of the nonhistoric house will be enclosed with an A-frame roof and mesh netting.
2. Replace fencing. The existing 6-8' wood picket fence along the Northern property line, near Heaton Park, will be repaired in kind. There will be no change in the size, location, or orientation of the fence and fencing will not be installed anywhere else on the property at this time.
3. Repair rear retaining wall. The existing 6.5-8' CMU block retaining wall located on the rear of the property will be repaired in kind with like materials. There will be no change in the size, location, or orientation of the wall.

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.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with

the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

- 11.0 *Nonhistoric Properties* (p93) 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.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 06/25/2026

Date Received: _____

Address of Subject Property: 1776 COVENTRY ROAD DECATUR, GA 30030

Applicant: LISA TARVER E-Mail: GIGSOLUTIONSLLC@GMAIL.COM

Applicant Mailing Address: 8735 DUNWOODY PLACE #6767
ATLANTA, GA 30350

Applicant Phone: 404-229-1741

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

Owner(s): LANDAN ANSELL Email: LANDANANSELL@GMAIL.COM

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1776 COVENTRY ROAD DECATUR, GA 30030

Owner(s) Telephone Number: 908-596-1755

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

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Construction of framing for an enclosed porch and roof
Repair an existing retaining wall and fence that was demolished by a fallen tree

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

Signature of Applicant: _____

Lisa James

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: LANDAN ANSELL

being owner(s) of the property at: 1776 COVENTRY ROAD DECATUR GA, 30030

hereby delegate authority to: LISA TARVER

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

Signature of Owner(s): 

Date: 06/25/2025

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.**

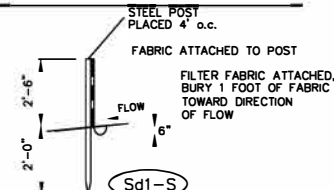
If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of 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.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
HWD HARDWOOD TREE
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSCO SANITARY SEWER CLEANOUT
SSE SANITARY SEWER EASEMENT
-X- FENCE LINE

INDICATES SILT FENCE-TYPE S



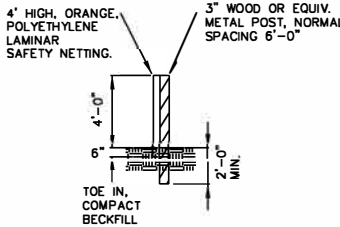
SILT FENCE -TYPE S DETAIL

(NOT TO SCALE)

NOTE: USE D.O.T. APPROVED FABRIC
USE STEEL POSTS- ONLY.

Ds1	TEMPORARY STABILIZATION STRAW OR HAY 2.5 TONS PER ACRE
Ds2	TEMPORARY SEEDING WINTER RYE WEEPING LOVEGRASS
Ds3	PERMANENT SEEDING HULLED BERMUDA UNHULLED BERMUDA FESCUE
Ds4	BERMUDA

INDICATES TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL

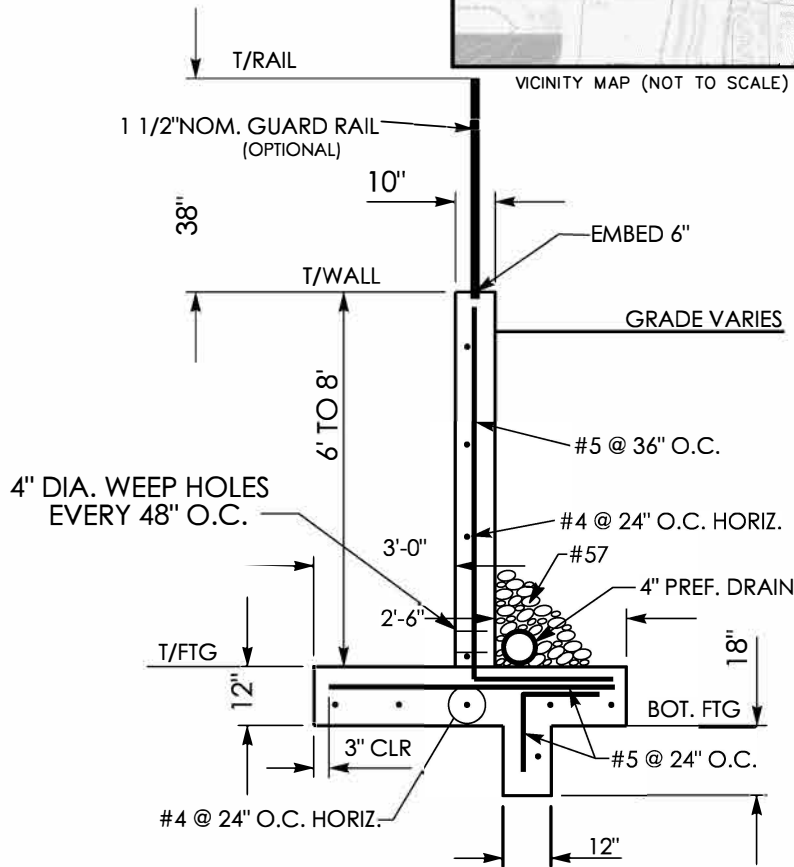
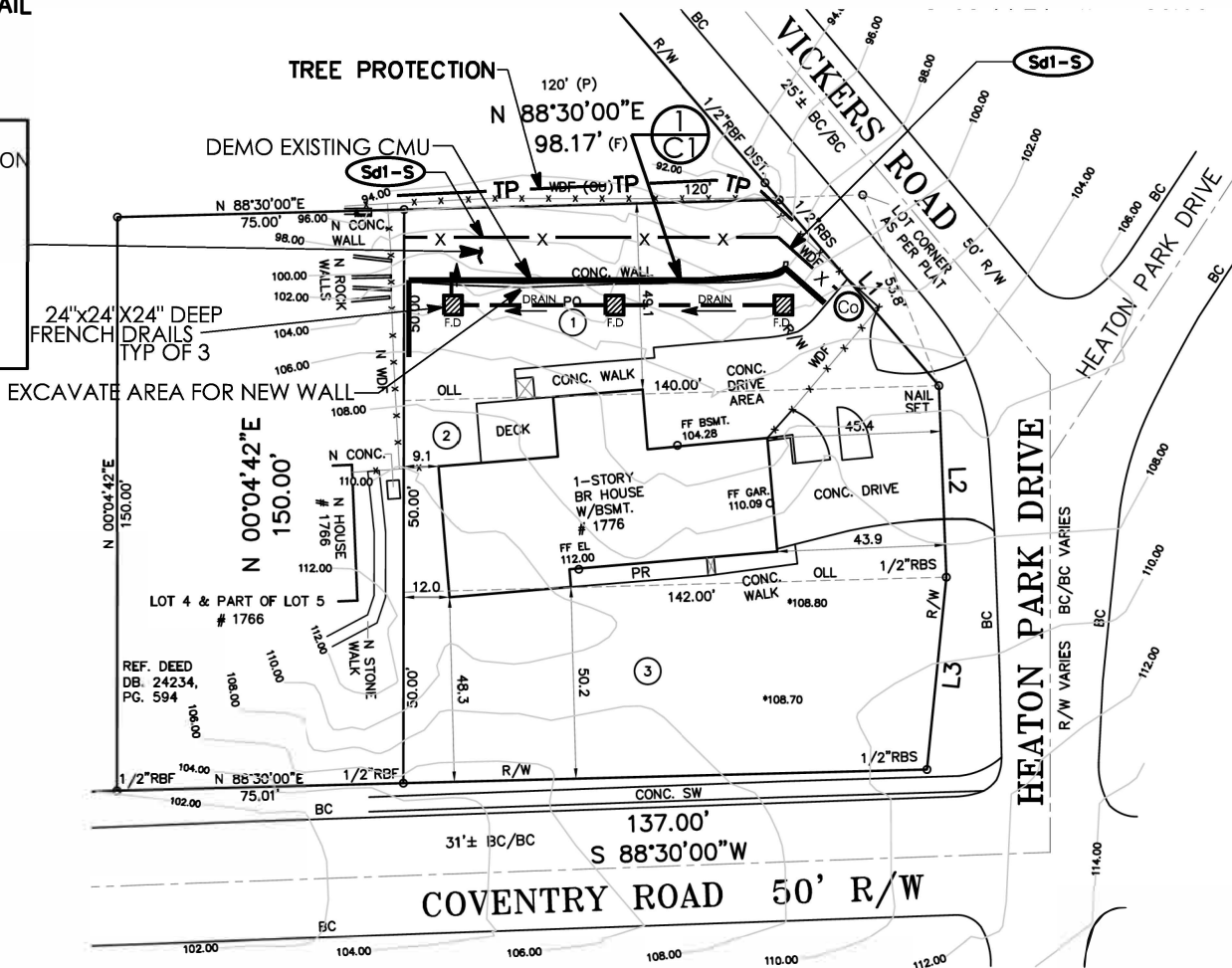
(NOT TO SCALE)

NOTES:

- 1- schedule a Pre-Construction Meeting with the site Inspector prior to any disturbance.
- 2- The placement of dumpsters and the parking of vehicles is prohibited in the Right-of-Way.
- 3- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- 4- Any disturbed area left exposed for a period of fourteen (14) days shall be stabilized with mulch or temporary seeding.
- 5- Waste materials shall not be discharged to Waters of the State, except as authorized by a Section 404 Permit.
- 6- Additional erosion control BMPs shall be installed as deemed necessary by the DEKALB COUNTY Inspector.
- 7- Work Hours and construction deliveries shall be:

NOTE:

All work performed within the critical root zone of any specimen tree is to be performed under the supervision of an ISA Certified Arborist. The Project Arborist is to be present at tree save fence inspection during the site initiation process. The Project Arborist shall be in coordination with the City Inspector throughout the course of the project. An arborist report is to be provided to the City Land Disturbance Inspector prior to closing out the ENG Permit.



RETAINER WALL DETAIL

NTS

OWNER	24HR CONTRACTOR	ARCH. DESIGNER
LANDAN AND AMANDA ANSELL	TBD	YDG, INC.
1776 COVENTRY ROAD		LOUIS WHITE
DECATUR, GA. 30030		(678)301-8559
		YDGDESIGN@YAHOO.COM

RELEASED
FOR CONSTRUCTION

ISSUE DATE:

Section V - Erosion Control

1. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
2. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
3. Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
4. Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
5. additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection
6. Silt fence shall be "Type C: as per the Manual for Erosion and Sediment Control in Georgia and be wire reinforced (see attached detail).



The existing driveway may be used as a construction exit provided that all construction vehicles are confined to existing paved areas on site. Any tracking of dirt, silt, mud, etc., onto street will result in an immediate Stop Work Order, and it will not be lifted until a Construction Exit is constructed in accordance with the current detail.

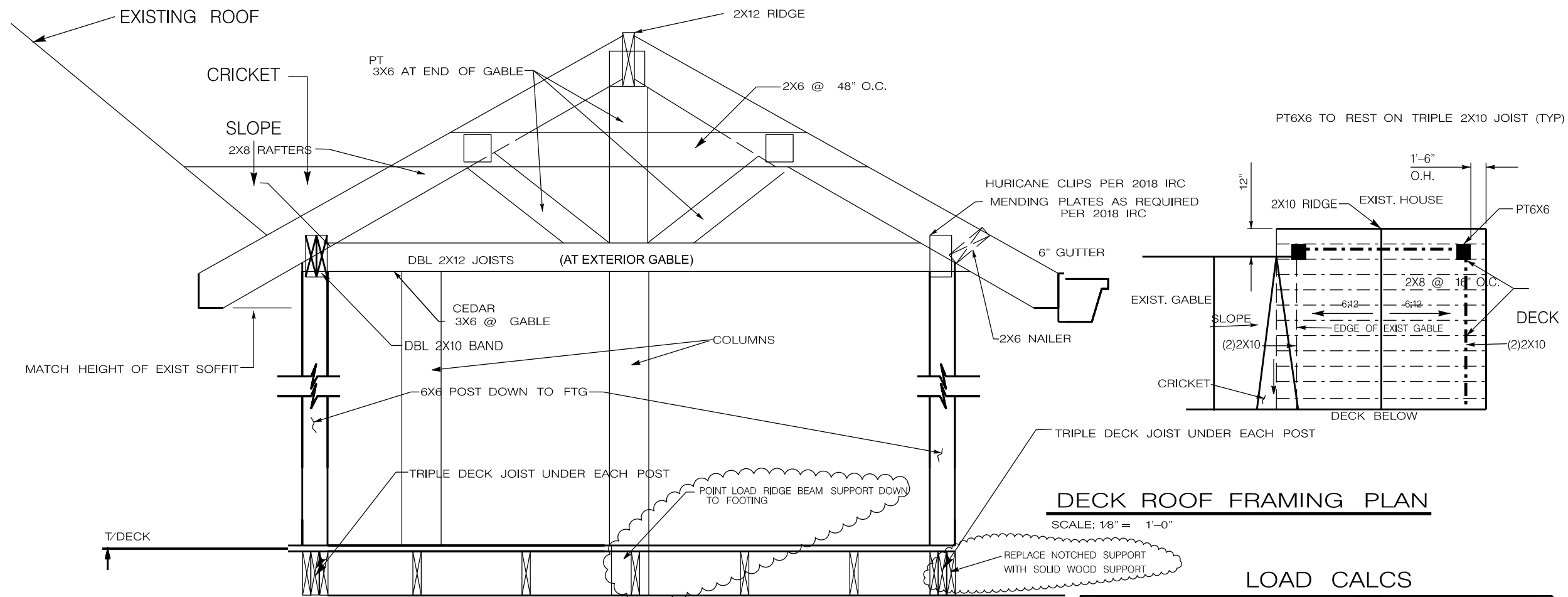
PROPERTY ADDRESS:
1776 COVENTRY ROAD
DECATUR, GA 30030

0 40
SCALE 1" = 40'

RETAINING WALL SITE PLAN PREPARED FOR:
1776 COVENTRY ROAD

C1

PROJECT NAME	1776 COVENTRY ROAD
DEKALB COUNTY, GEORGIA	NOT FOR RECORDING
LOCATED IN DECATUR, GA.	BY:
REV.	FIELD DATE: 05-23-2025 LW
BY LW	DRAWN DATE: 05-27-2025 LW



DECK ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

FRAMING DETAIL FOR A-FRAME ROOF

NTS

MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS

L17 Uniform Load—Maximum Uniform Load Applied to Either Outside Member (PLF)

Fastener Type	Location	Number of Rows	Fastener On-Center Spacing	Fastener Pattern					
				Assembly A	Assembly B	Assembly C	Assembly D	Assembly E	Assembly F
10d (0.128" x 3") Nail ⁽¹⁾	As shown	2 ⁽³⁾	12"	280	280	280	245		
		3	12"	555	415	415	370		
1/2" A307 Through Bolt ⁽²⁾⁽³⁾	—	2	24"	505	380	520	465	860	340
			19.2"	635	475	655	580	1,075	425
			16"	760	570	785	695	1,290	505
			Screw Length ▶	3 1/4"	3 1/4"	3 1/4"	3 1/4"	6"	6"
			24"	680	510	510	455	1,360	555
SDS ⁽²⁾	As shown	2	19.2"	800	640	640	565	1,700	695
			16"	1,020	765	765	680	2,040	835
USP WS ⁽³⁾	As shown	2	24"	480	365	365	325		325 ⁽⁶⁾
			19.2"	610	455	455	405		405 ⁽⁶⁾
			16"	730	545	545	485		485 ⁽⁶⁾
			Screw Length ▶	3 3/4"	5"	3 3/4"	6 3/4"	6 3/4"	6 3/4"
			24"	580	450	435	415	620	415
TrussLOK-EWP ^{TM(2)}	One side only	2	19.2"	725	565	545	515	775	515
			16"	870	675	655	620	930	620
SDW22 ⁽²⁾⁽⁴⁾	One side only	2	24"	800	450	600	400	800	400
			19.2"	1,000	565	750	500	1,000	500
			16"	1,200	675	900	600	1,200	600

LOAD CALCS

LOAD ASSUMPTIONS (See Chapter 2 or Chapter 3 tables for load assumptions applicable to the specific tabulated requirement)	
Load Type	Load Assumption
Partition Dead Load	0-8 psf of floor area
Wall Assembly Dead Load	11-18 psf
Floor Dead Load	10-20 psf
Roof/Ceiling Assembly Dead Load	0-25 psf
Floor Live Load	30-40 psf
Roof Live Load	20 psf
Ceiling Live Load	10-20 psf
Ground Snow Load	0-70 psf
Wind Load	90-195 mph wind speed (3-second gust) Exposure B, C, and D (See Figure 1.1)
Seismic Load	Seismic Design Category (SDC) SDC A, B, C, D ₀ , D ₁ , and D ₂

RELEASED FOR CONSTRUCTION
ISSUE DATE: _____

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1776 COVENTRY ROAD DECATUR, GA. DECK DETAILS

YDg
Yalga Design Group

DATE: _____
BY: _____

REV: _____
BY: _____

SHEET
D2

PROJECT NO.
YDG-02

YDG, INC.

From: [GiG Solutions, LLC](#)
To: [Paige V. Jennings](#); [Landan Ansell](#)
Subject: Re: Questions Regarding Application - 1776 Coventry Road
Date: Tuesday, July 15, 2025 10:58:53 PM
Attachments: [image001.png](#)

Hello Paige,

Please see answers below.

Landan,

Please review and feel free to add any necessary information.

Thanks Lisa

On Tue, Jul 15, 2025 at 4:35 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, July 21st. Before finalizing our report on the application for 1776 Coventry Road, could you please provide information for the following questions?

1. What materials will be used to enclose the rear deck? (Siding, netting, roofing, etc.)
MESH NETTING AND ROOFING
2. Will the deck be enlarged or reduced in size? If so, how will size of the deck be modified? DECK WILL BE SAME SIZE BUT THE PLAN IS TO ENCLOSE IT BY ADDING FRAMING, A-FRAME GABLE ROOF AND MESH SCREEN
3. Can you provide drawings of the existing deck and the proposed enclosed deck? YES I HAVE AS BUILT DRAWINGS FOR THE DECK AND ALSO A DRAWING FOR THE PROPOSED A-FRAME GABLE ROOF
4. What is the material of the existing retaining wall? CMU BLOCK Will the repairs be made in kind or with new materials? REPAIRS WILL BE MADE IN KIND What is the existing height of the retaining wall? 6.5-8 FEET RETAINING WALL Will the wall be enlarged or reduced in size? WALL WILL BE THE SAME SIZE
5. What material is the existing fencing? PRESSURE TREATED 4X4 POST AND DOG EAR PICKETS Will the fence be replaced with the same material or with a new material? REPAIRED WITH SAME MATERIAL What is the height of the previous fence and what is the height of the proposed fence? 6-8 FEET
6. Can you confirm that the retaining wall and fencing are located along the Northern property line, towards Heaton Park? YES THE FENCE IS ALONG THE NORTHERN PROPERTY LINE TOWARDS HEATON PARK. Will the fence be installed anywhere else on the property aside from along the Northern property line?
NO

Please provide all information that you can as soon as possible. Our reports will be finalized

before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341



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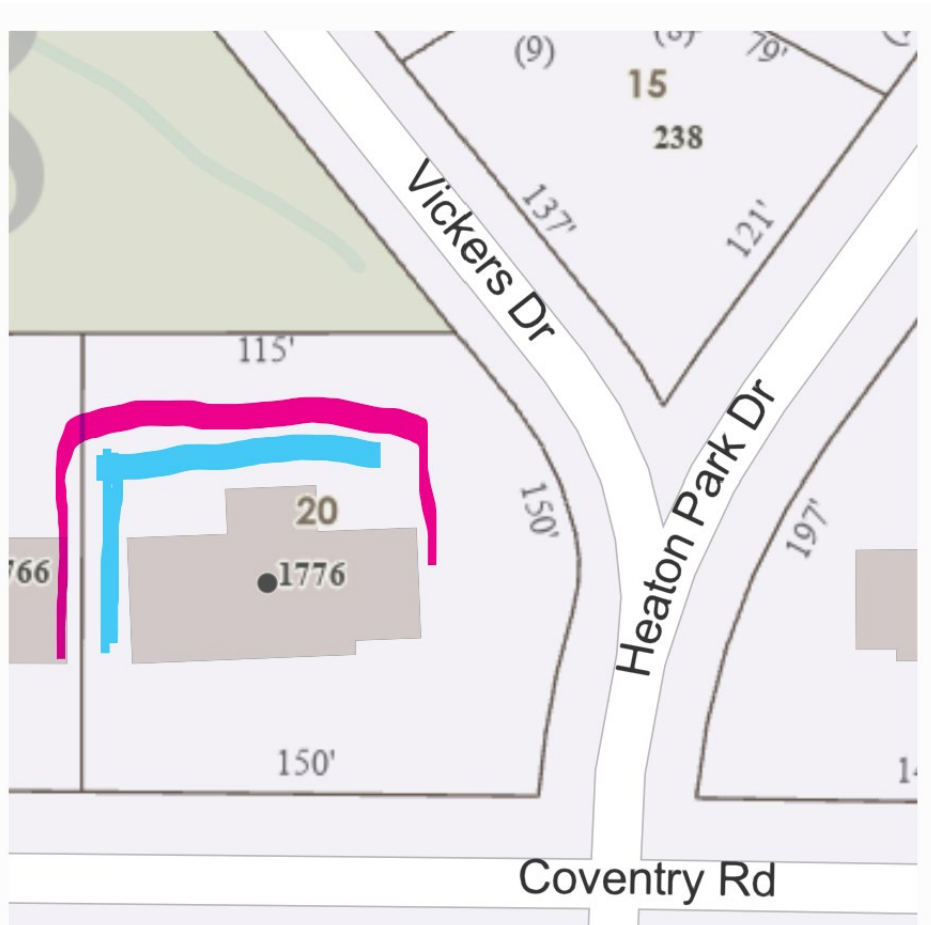
From: [GiG Solutions, LLC](#)
To: [Paige V. Jennings](#)
Cc: [Landan Ansell](#)
Subject: Re: Questions Regarding Application - 1776 Coventry Road
Date: Thursday, July 17, 2025 7:34:45 PM
Attachments: [image001.png](#)
[8330a91f-f977-4cb5-bd40-928dd82e833a.png](#)
[COVENTRY_DECK-D2 07-03-25.pdf](#)
[COVENTRY_DECK-D1 07-03-25.pdf](#)

Hi Paige,

I wanted to make sure I provide clarity on question #6.

The retaining wall (blue line) is mainly on Vickers. The fence (pink line) is on both Vickers and Heaton.

Also, I have attached the existing deck plan and the proposed framing plan for the enclosed gable/porch.



On Thu, Jul 17, 2025 at 4:46 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Thank you for the quick response!

A copy of your email with the information requested have been added to the record for the HPC to review.

If possible, can you provide the requested drawings of the existing deck and the proposed enclosed deck for the record?

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

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From: GiG Solutions, LLC <gigsolutionsllc@gmail.com>

Sent: Tuesday, July 15, 2025 10:59 PM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Landan Ansell <landan.ansell@gmail.com>

Subject: Re: Questions Regarding Application - 1776 Coventry Road

Hello Paige,

Please see answers below.

Landan,

Please review and feel free to add any necessary information.

Thanks Lisa

On Tue, Jul 15, 2025 at 4:35 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

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