

DeKalb County Historic Preservation Commission

Monday, August 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

E. 971 Oakdale Road, FIELD Landscape Architecture. Install landscaping. **1247562**

Built 1910; Garage and guest house constructed in 1910 (18 002 06 041)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

- 08-98 971 Oakdale Road, Russell Currey & Amy Durrell. Remove asphalt paving at rear of the house and replace with garden beds, gravel paths and stone patio. **Approved**
- 04-00 971 Oakdale Road (DH), Russell Currey & Amy Durrell. Construct footbridge across stream. **Approved.**
- 10-04 971 Oakdale Road (including 957 Oakdale Road and 1340 The ByWay) (DH), Russell Curry & Amy Durrell. Build 4' high chain link fence along property line in backyard. **Approved.**
- 04-08 971 Oakdale Road (DH), Amy Durrell & Russell Currey. Replace nonhistoric upper deck. 14644. **Approved.**
- 11-08 971 Oakdale Road (DH), Pamela Bullock. Garage modifications. 15258. **Approved.**
- 04-09 971 Oakdale Road (DH), Russell Currey & Amy Durrell. Landscaping. 15757. **Approved as modified**
- 04-14 971 Oakdale Road (DH), Russell Currey. Remove a tree, replace roof with slate, rebuild front porch, and replace basement windows. 19226. **Approved with modification.**
- 01-15 971 Oakdale Road (DH), Russell Currey. Modify front steps. 19687. **Denied.**
- 11-24 971 Oakdale Road, Starsha Parton. Install fencing. 1247311. **Approved.**
- 01-25 971 Oakdale Road, Starsha Parton. Install fencing. 1247376. **Approved.**

Summary

August 2025

The applicant provided a screen planting plan. This planting plan includes the planting of 5 "Nelly R. Stevens Holly" bushes and 4 Southern Magnolia bushes in the rear-right corner of the property, along the Southern property line shared with the properties at 1354 and 1366 The By Way. The plantings will be installed in a staggered manner, with the Southern Magnolias closest to the property line and the Holly bushes closer to the main structure. Both proposed plantings are listed on the recommended vegetation list within Section 9 of the Druid Hills Design Manual.

June 2025

All of the proposed work, aside from the landscaping plan, was approved by the Historic Preservation Commission. The Commission deferred the landscaping element of the application with the consent of the applicant to the June 2025 meeting, in order for the applicant to provide a more detailed landscaping plan for review. The applicant has requested to deferred the landscaping portion of the application to the July 2025 meeting, in order to have more time to prepare the complete landscaping plan for review.

May 2025

The applicant proposes the following work:

1. Renovate historic guest house. The renovation of the historic guest house includes the following work:
 - a. The existing double doors on the front façade of the guest house will be removed and infilled with a painted brick veneer to match the exterior of the structure. A series of six steel-folding doors will be installed in the center of the lower level of the front façade to serve as the primary entrance.
 - b. The current overhanging roof and supporting columns on the front façade of the structure will be removed and a flat standing seam roof overhang on painted wood brackets will be installed.
 - c. A set of painted wood stairs with wood railing will be constructed to attached to the existing upper level side porch with the front façade of the structure.
 - d. The roof of the guest house will be re-roofed with architectural asphalt shingles to match the existing roof.
 - e. The garage doors and back entry on the lower level on the rear façade of the structure will be removed and infilled with painted brick veneer to match the exterior of the structure. A series of six steel-folding doors will be installed in the center of the lower level of the rear façade to serve as the entrance from the pool area. A single painted wood door will be installed to the right of the steel doors, towards the proposed garage.
 - f. A single-story, covered porch will be constructed on the rear of the guest house, leading out to the proposed swimming pool. The covered porch will be constructed with a standing seam hipped roof with painted exposed rafter tails, supported by four fiberglass doric columns.
2. Construct a 3-car garage. A new 928 square foot three-car garage will be constructed in the backyard of the property, at the end of the existing driveway and parking pad near the Northern property line. The garage will include three-bays with induvial garage doors for each bay, and will be constructed with a painted brick veneer, painted wood brackets, and a side-gable architectural asphalt shingle roof.
3. Construct breezeway. A breezeway will be constructed to connect the guest house, proposed garage, and the rear of the main house. The breezeway will be constructed with painted brick piers, painted wood fascia, a standing seam hipped roof, and a 36" high iron handrail.
4. Install a swimming pool and patio. An 18' x 50' inground swimming pool will be installed on the rear of the property, behind the existing guest house. A 4' tall wooden picket fence will be installed around the perimeter of the swimming pool, connecting to the rear corner of the proposed garage and the rear corner of the existing guest house. A 4' self-latching gate will be installed in the center of the proposed fence, opening towards the rear property line from the swimming pool area. A 4' wood fence will be installed at the rear corner of the guest house. A paver patio will be installed between the proposed pool and the proposed covered porch for the guest house.
5. Renovate existing driveway. The existing driveway beyond the rear corner of the house will be removed and reduced to connect to the proposed driveway. The new portion of the driveway will match the existing driveway in material.
6. Install hardscape. The following hardscaping will be installed:
 - a. Install a 4' fieldstone retaining wall along the edge of the swimming pool area, towards the southern property line.
 - b. Install a 4' field stone retaining wall behind the proposed outdoor stone fireplace, near the northern property line.

- c. Install a lawn steppingstone path along the proposed retaining wall towards the southern property line, connecting the swimming pool patio and the rear corner of the guest house to the existing stone garden border.
 - d. Install an outdoor stone fireplace. The stone fireplace will be installed towards the northern property line, within the swimming pool area enclosed by the proposed 4' wood fence and the 4' retaining walls. The stone fireplace will measure 10' 1" in height, 8' in width, and 4' 1" in depth. The fireplace will be constructed with a 42" conventional fireplace with stone surroundings, hearth and mantle.
7. Install landscaping. Landscaping will include shrubs and ground covers to be planted throughout the rear of the property, including around the proposed swimming area.

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.
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 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.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance.

These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 4/28/2025 Date Received: _____

Address of Subject Property: 971 Oakdale Road

Applicant: FIELD Landscape Architecture E-Mail: davis@fieldla.com

Applicant Mailing Address: 195 Arizona Avenue Unit LW4

Applicant Phone: 404-831-7180

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

Owner(s): Kyle Kinsell Email: Kyle.Kinsell@bain.com

Owner(s): Jaclyn Kinsell Email: jaclyn.kinsell@gmail.com

Owner(s) Mailing Address: 971 Oakdale Road

Owner(s) Telephone Number: 678-576-1002

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 10/1/25

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:

- Renovation of existing detached Guest House w/ new exterior stair and covered porch
- New 3-car Garage structure behind the existing Guest House
- New Breezeway to connect the new Garage, Guest House, and Main House
- New detached storage shed
- New Swimming Pool w pool deck and Sports Court
- Renovation of existing driveway, hardscapes and general landscaping improvements

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: Davis Bishop

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: Kyle Kinsell
being owner(s) of the property at: 971 Oakdale Road
hereby delegate authority to: FIELD Landscape Architecture
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Kyle Kinsell Digitally signed by Kyle Kinsell
Date: 4/23/25 Date: 2025.04.23 10:53:30
-04'00'

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). **Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

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@dekalbcountyga.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".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

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

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls 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;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

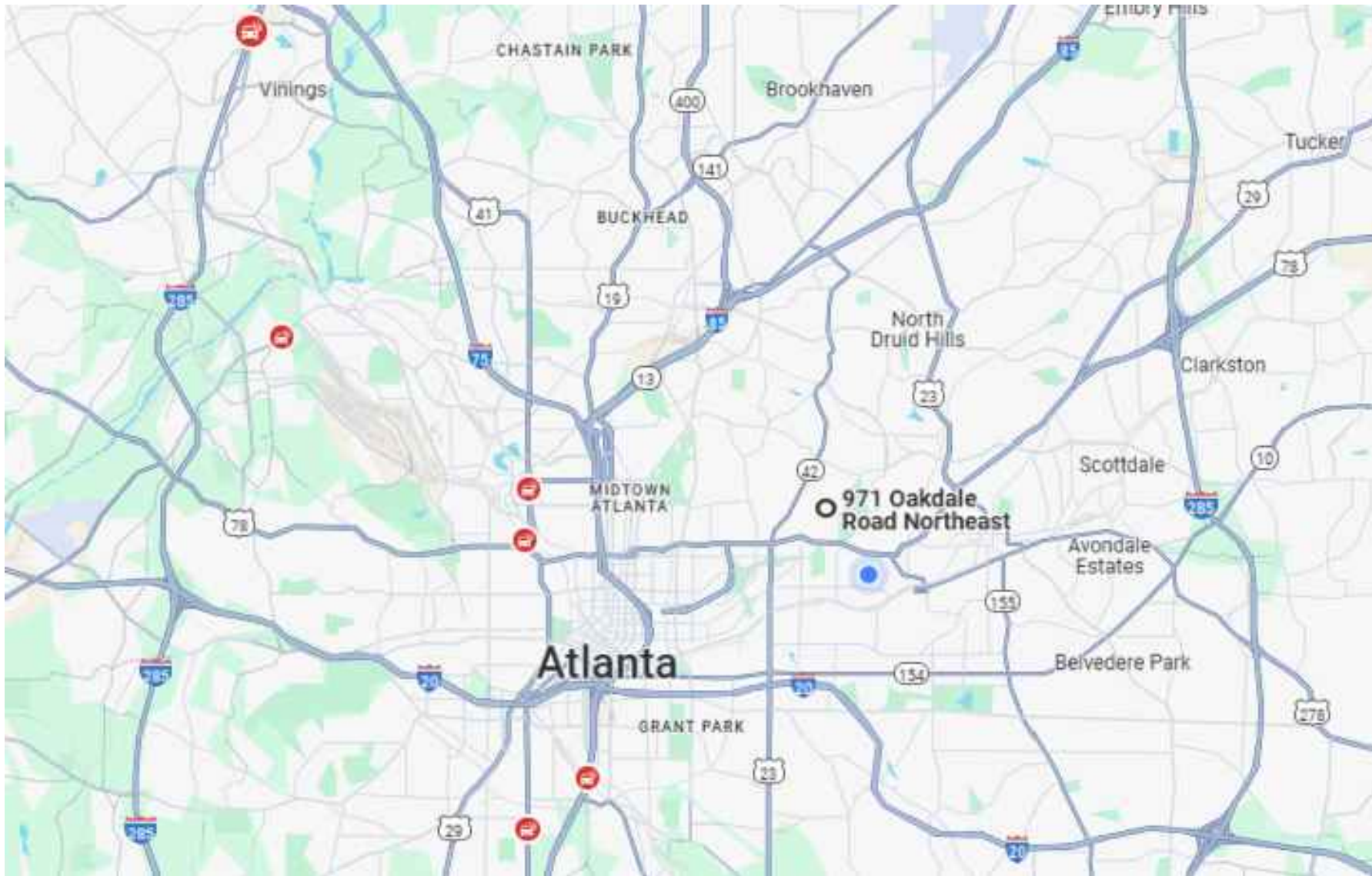
This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- 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:
 - o Representative photos
 - o Letters of support/opposition
 - o Architectural drawings
 - o 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.

I have reviewed the HPC calendar.



VICINITY MAP / N.T.S.

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #154
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
MICHAEL DECARLO
MIKE@DECARLOHAWKER.COM
(678) 595 9002

SURVEYOR:
MCCLUNG SURVEYING
4833 SOUTH COBB DR SUITE 200
SMYRNA, GA 30080
(770) 434 3383

KINSELL RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A FAMILY SINGLE FAMILY RESIDENCE LOCATED AT

971 OAKDALE ROAD, ATLANTA, GA 30307

GENERAL SCOPE OF WORK:

DEMOLITION:
- EXISTING PAVING AND RETAINING WALLS

PROPOSED NEW CONSTRUCTION:
- NEW GARAGE AND BREEZEWAY BY ARCHITECT
- RENOVATED GUEST HOUSE BY ARCHITECT
- NEW POOL AND POOL DECK
- NEW RETAINING WALLS
- NEW PAVING AND LANDSCAPE STEPS
- NEW TENNIS COURT

24 HR CONTACT:

KYLE KINSELL: 678-576-1002

ZONING: R-85
MINIMUM LOT SIZE: 12,000 SF
SETBACKS
FRONT: 35 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LIST OF DRAWINGS:

1. L-CO - PERMIT COVER SHEET
2. L-EX1 - SURVEY BY MCCLUNG SURVEYING
3. L-EX2 - EXISTING CONDITIONS - SITE PHOTOS
4. L-1.00 - SITE PLAN
5. L-5.00 - MATERIALS
6. L-5.01 - ELEVATIONS
- 7.-17. ARCHITECTURAL DRAWING SET BY MIKE DECARLO

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2024)(2025)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2023)(2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)
NATIONAL ELECTRICAL CODE, 2023 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023)
NFPA 101 – LIFE SAFETY CODE, 2018 EDITION, WITH STATE AMENDMENTS (2020)
INTERNATIONAL SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
GEORGIA ACCESSIBILITY CODES
GEORGIA AMENDMENTS PRESCRIPTIVE DECK DETAILS BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE

FIELD / LANDSCAPE
ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



**Know what's below.
Call before you dig.**



**RELEASED FOR
CONSTRUCTION**

SEAL:



These drawings are the property of FIELD Landscape Architecture LLC and may not be reproduced, published or used in any way in whole or in part without the written consent of FIELD Landscape Architecture LLC.

PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PERMIT COVER SHEET

DRAWN BY: DB	CHECKED BY: BF
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SCALE:

RELEASES:

1. 04/23/2025 COA PERMIT

SHEET:

L-CO

LEGEND

BC	DENOTES BUILDING LINE
CP/W	DENOTES PROPERTY LINE
G	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
EP	DENOTES BACK OF CURB
TW	DENOTES OUTER
BW	DENOTES EDGE OF PAVING
X	DENOTES TOP OF WALL
RCP	DENOTES BOTTOM OF WALL
CM	DENOTES REINFORCED CONCRETE PIPE
PP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES POWER POLE
GW	DENOTES LIGHT POLE
PM	DENOTES GUY WIRE
FB	DENOTES POWER LINE
PO	DENOTES POWER METER
A/C	DENOTES POWER BOX
CB	DENOTES FIBER OPTIC
GM	DENOTES AIR CONDITION
OV	DENOTES CABLE BOX
WM	DENOTES GAS METER
FW	DENOTES GAS VALVE
WM	DENOTES WATER METER
FW	DENOTES WATER VALVE
HW	DENOTES FIRE HYDRANT
JB	DENOTES MONITORING WELL
DI	DENOTES HEADWALL
SSMH	DENOTES JUNCTION BOX
CO	DENOTES DROP INLET
P.O.B.	DENOTES SANITARY SEWER LINE
P.O.C.	DENOTES SANITARY SEWER MANHOLE
	DENOTES CLEAN OUT
	DENOTES POINT OF BEGINNING
	DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF KYLE J. KINSELL AND JACLYN R. KINSELL DEED BOOK 31618 PAGE 266-268 DEKALB COUNTY, GEORGIA RECORDS
2. EASEMENT AGREEMENT BETWEEN THOMAS Y. SHIN AND MARTHA S. SHIN DEED BOOK 8780 PAGE 351-362 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 130980064 K SHADED ZONE X EFFECTIVE DATE: 8-15-19 DEKALB COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,505 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED BASED ON PLAT BOOK 101 PAGE 31.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. CONTOUR INTERVAL= 2 FEET
10. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)



THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING R-85 PER DEKALB COUNTY, GEORGIA

MINIMUM LOT AREA=	12,000 SQ. FT.
MINIMUM LOT WIDTH, STREET FRONTAGE=	85 FEET
MINIMUM LOT WIDTH AT BUILDING LINE=	85 FEET
MAXIMUM LOT COVERAGE=	35%
MINIMUM FRONT BUILDING SETBACK=	35 FEET
MINIMUM SIDE BUILDING SETBACK=	8.5 FEET
MINIMUM REAR BUILDING SETBACK=	40 FEET
MINIMUM HEATED LIVING AREA=	1,800 SQ. FT.
MAXIMUM BUILDING HEIGHT=	35 FEET
MINIMUM OPEN SPACE=	20%

NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smryna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
KYLE KINSELL
JACLYN LINSSELL

971 OAKDALE ROAD N.E.
1340 THE BY WAY
ATLANTA, GEORGIA



LOTS 1 AND 2
OAKDALE COMMONS
SUBDIVISION

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY
GEORGIA
PLAT PREPARED: 12-11-2024
FIELD: 12-8-2024 SCALE: 1"=30'
JOB#265151



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 12-11-24



FRONT FACADE OF MAIN RESIDENCE



NORTH SIDE OF MAIN HOUSE FACING STREET



REAR FACADE OF MAIN RESIDENCE



SOUTH FACADE OF MAIN RESIDENCE



EXISTING COURTYARD SPACE



FRONT FACADE OF EXISTING GARAGE / GUEST HOUSE



SIDE & REAR OF EXISTING GARAGE / GUEST HOUSE



REAR FACADE OF EXISTING GARAGE / GUEST HOUSE



SOUTH SIDE OF EXISTING GARAGE / GUEST HOUSE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
EXISTING SITE CONDITIONS

DRAWN BY: DB	CHECKED BY: BF
SCALE: AS SHOWN	
RELEASES:	
1. 04/25/2025	FOR COA
SHEET:	

ZONING: R-85, (DRUID HILLS)

MINIMUM LOT SIZE: 12,000 SF

SETBACKS
FRONT: 50 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LOT SIZE: 77,058 SF
1.77 AC

EXISTING LOT COVERAGE

MAIN HOME FOOTPRINT: 2,436 SF
MAIN HOME PORCHES: 696 SF
DRIVEWAY: 4,677 SF
GUEST HOUSE + DECK: 883 SF
STONE PATHWAYS / PATIOS: 2,923 SF
RETAINING WALLS + STAIRS: 253 SF

TOTAL COVERAGE: 11,868 SF

LOT SIZE: 77,058 SF
EXISTING COVERAGE %: 15.4%

REMOVED IMPERVIOUS

DRIVEWAY: 3,270 SF
STONE PATHWAYS + PATIOS: 1,329 SF
RETAINING WALLS + STAIRS: 103 SF

TOTAL REMOVED: 4,462 SF

PROPOSED ADDITIONS

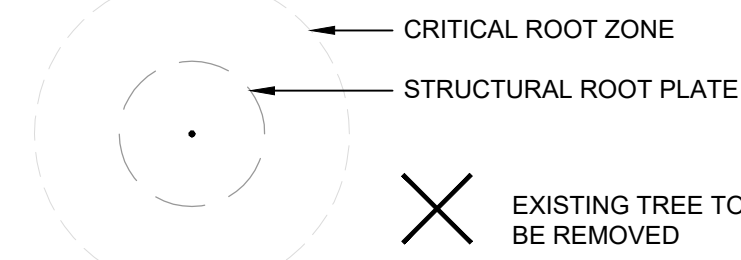
MOTORCOURT: 2,436 SF
BREEZEWAY: 758 SF
GARAGE: 795 SF
STORAGE SHED: 113 SF
SWIMMING POOL: 900 SF
RETAINING WALLS + STEPS: 562 SF
SPORTS COURT: 7,000 SF
STONE PATIOS + PATHS: 2,126 SF

TOTAL PROPOSED NEW: 14,742 SF

TOTAL EXISTING + PROPOSED: 22,148 SF
NEW COVERAGE PERCENTAGE: 28.7%

LEGEND

TP (TREE PROTECTION FENCE)
Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
Sd1-H (STAKED HAY BALES)
PROPERTY LINE
SET BACKS



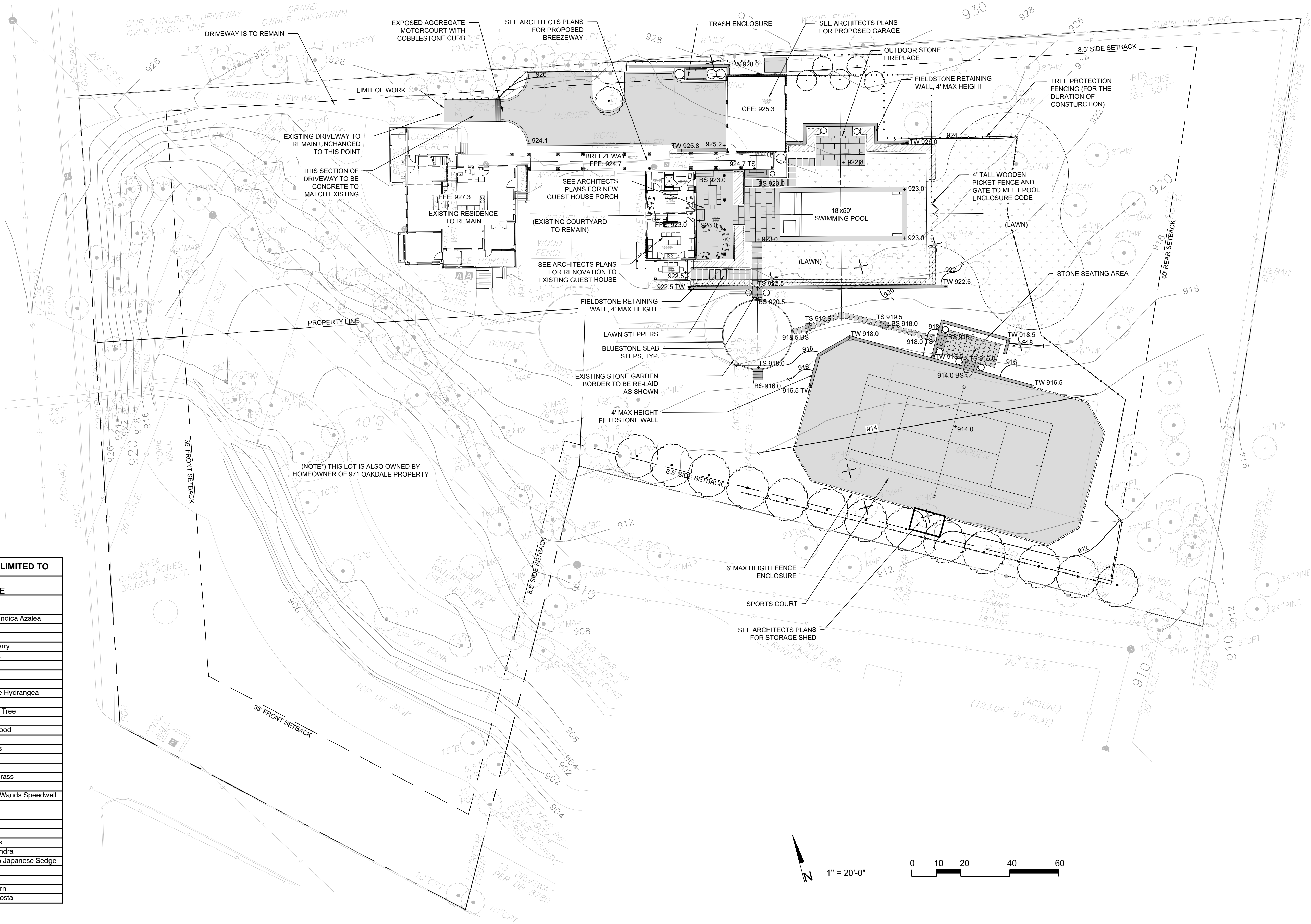
TREES TO BE REMOVED:

30" HARDWOOD
6" APPLE
6" CHERRY
11" HARDWOOD
6" HOLLY
6" HARDWOOD
9" MAGNOLIA
9" HARDWOOD

PLANTS THAT ARE PROPOSED BUT NOT LIMITED TO

BOTANICAL NAME	COMMON NAME
SHRUBS	
Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea
Buxus sempervirens	Common Boxwood
Buxus sempervirens	Common Boxwood
Callicarpa americana	American Beautyberry
Camellia sasanqua	Sasanqua Camellia
Camellia x 'Seafoam'	Seafoam Camellia
Fatsia japonica	Japanese Fatsia
Ficus pumila	Creeping Fig
Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea
Ilex x 'Conal'	Oak Leaf™ Holly
Illicium parviflorum 'Forest Green'	Forest Green Anise Tree
Osmanthus fragrans	Sweet Olive
Buxus x 'Green Velvet'	Green Velvet Boxwood
PERENNIAL MIX	
Juncus inflexus 'Blue Arrows'	Blue Arrows Juncus
Liatris spicata	Blazing Star
Nepeta dropmore	Catmint
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
Salvia nemorosa 'May Night'	May Night Sage
Veronica x 'White Wands'™	Magic Show White Wands Speedwell

GROUND COVERS	
Acorus gramineus	Sweet Flag
Dryopteris erythrosora	Autumn Fern
Ophiopogon japonicus 'Dwarf'	Dwarf Mondo Grass
Pachysandra terminalis	Japanese Pachysandra
Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge
Dryopteris erythrosora	Autumn Fern
Farfugium japonicum	Leopard Plant
Dryopteris ludoviciana	Southern Shield Fern
Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta



1" = 20'-0"



FIELD LANDSCAPE ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



Know what's below.
Call before you dig.



RELEASED FOR
CONSTRUCTION

SEAL:



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
COA PERMIT SITE PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:

1. 04/25/2025 COA PERMIT

SHEET:

L-1.00



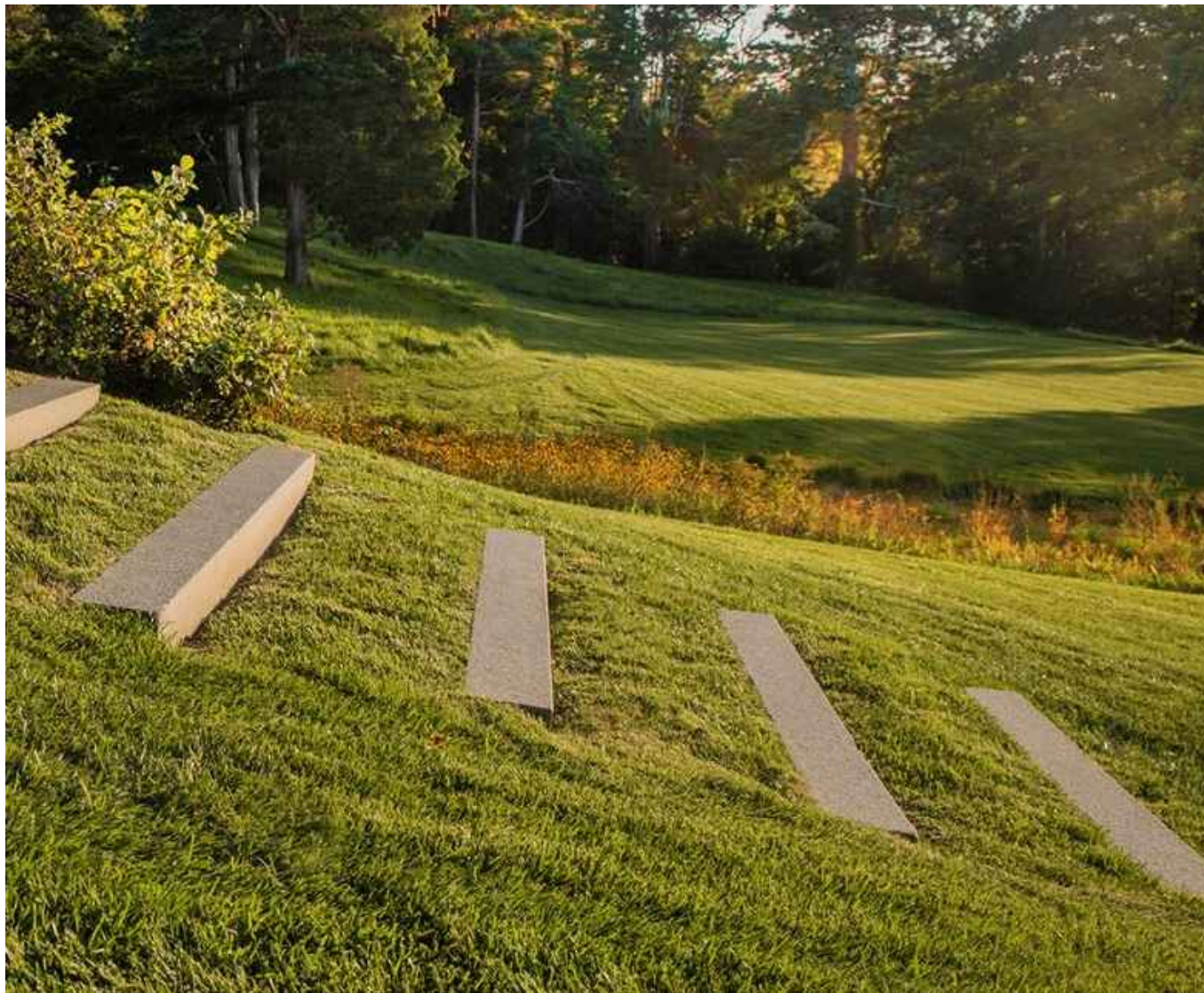
BLUESTONE SLAB STEPS



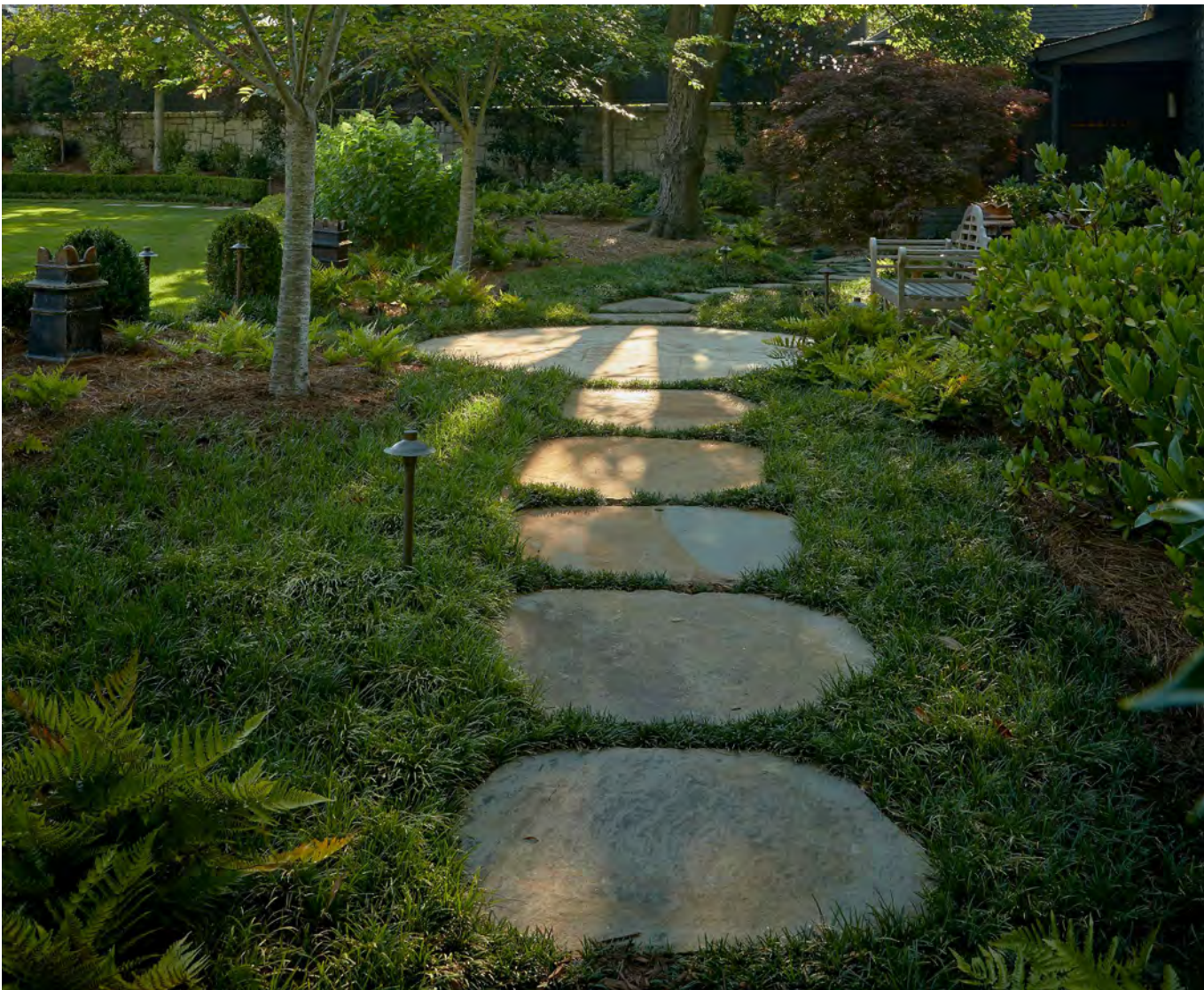
STONE PAVING



FIELDSTONE WALL WITH SLAB STEPS



LAWN STEPS



GRAY CRAB ORCHARD STEPPING STONES



PICKET FENCE & FIELDSTONE RETAINING WALL



WOODEN TRASH ENCLOSURE



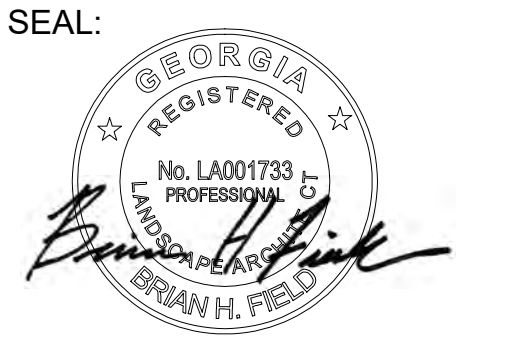
EXPOSED AGGREGATE MOTORCOURT WITH COBBLESTONE BORDER



SPORTS COURT WITH FENCE ENCLOSURE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PROPOSED MATERIALS

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE: AS SHOWN

RELEASES:
1. 04/25/2025 FOR COA

SHEET:
L-5.00



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CONSTRUCTION



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
FIREPLACE + FENCE + GATE
ELEVATIONS

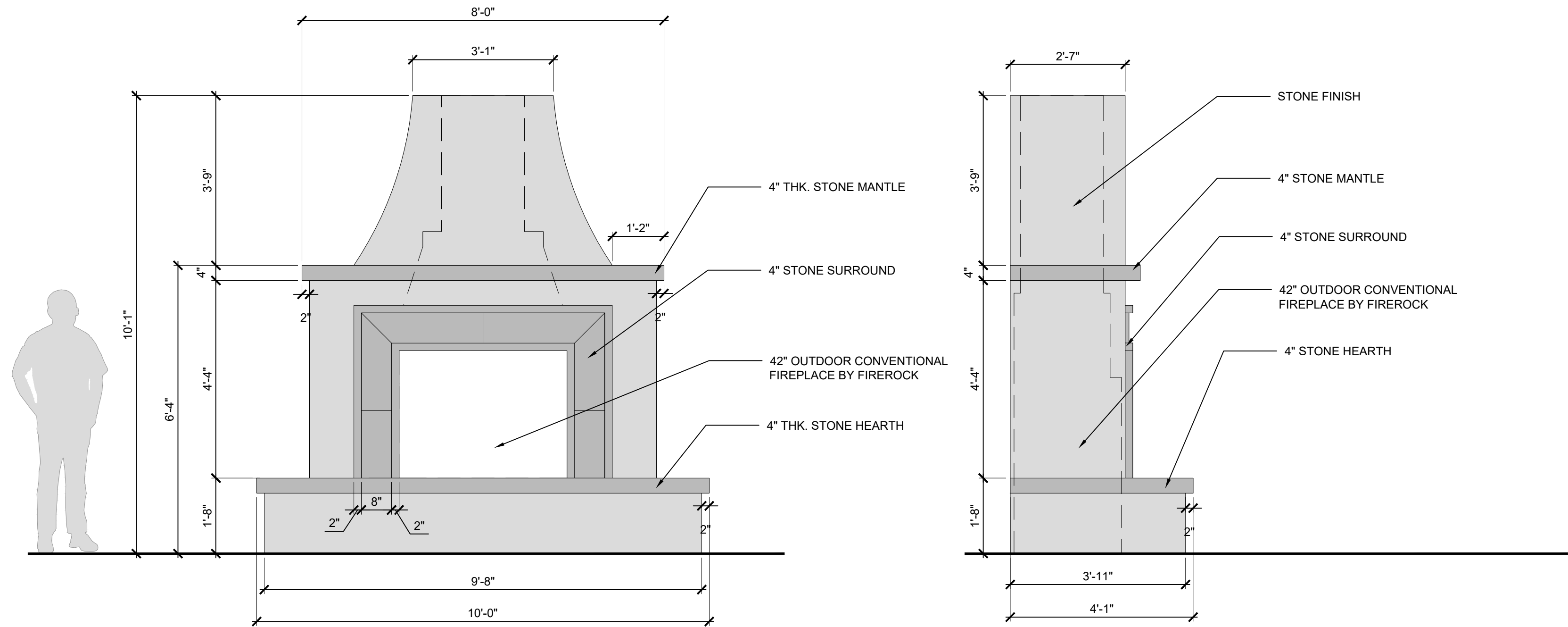
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SCALE: AS SHOWN

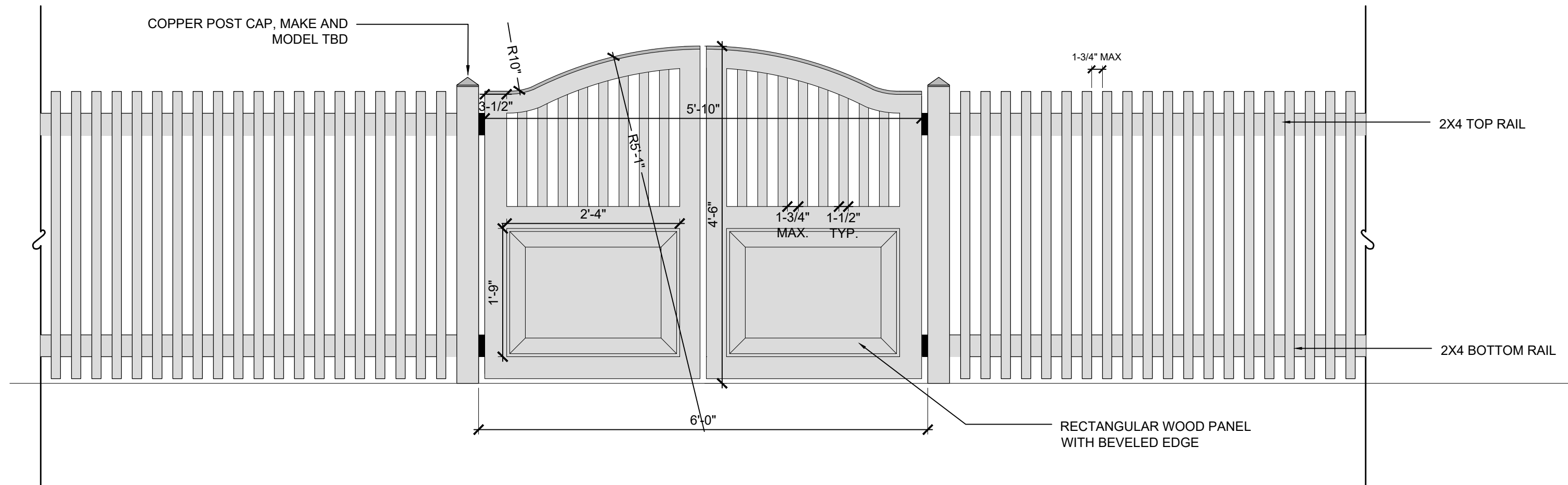
RELEASES:
1. 04/25/2025 FOR COA

SHEET:

L-5.01



1 OUTDOOR FIREPLACE SCHEMATIC ELEVATION
SCALE : NTS



2 WOODEN FENCE + PEDESTRIAN GATE
SCALE : NTS

ADDITION & RENOVATION TO THE KINSELL RESIDENCE

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

TITLE SHEET CODE INFO

T1.1

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PROJECT DESCRIPTION:

- Guest House: Renovate the existing detached Guest House (no expansion of footprint).
- Guest House: Add a new exterior stair and rear Covered Porch to the existing Garage / Guest House structure.
- Garage: Add a new 3-car Garage structure behind the existing Guest House.
- Breezeway: Construct a new unenclosed but roofed Breezeway to connect the new Garage, existing Guest House, and existing Main House structures to each other.
- Pool: Add a swimming pool behind the existing Guest House - see landscape drawings.
- Landscaping: Renovate the existing driveway, hardscapes, and landscaping behind the existing Main House - see landscape drawings.
- Shed: Add a new detached storage shed by the new rear sports court.

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2026)
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
- National Electrical Code, 2023 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
- International Swimming Pool and Spa Code, 2018 Edition with Georgia Amendments (2020)

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

CODE INFORMATION:

Project Address: 971 Oakdale Road
Atlanta, GA 30307

Zoning: R-85
Druid Hills Historic District

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Site Area: 77,058 s.f.

Building Height: Main house (existing - historic): 31'-2 $\frac{1}{4}$ ", 2 stories + partial basement (existing - no change)

Accessory structures:
Guest house (existing - historic): 26'-0 $\frac{3}{4}$ ", 2 stories (existing - no change)
Garage (new): 19'-3 $\frac{1}{2}$ ", 1 story
Breezeway (new): 9'-2 $\frac{3}{4}$ ", 1 story (roofed but unenclosed)
Detached shed: 12'-9 $\frac{1}{2}$ ", 1 story

(New structures comply with 24'-0" max. for accessory structure)

(All building heights measured from front door threshold to top of highest roof peak per Zoning Code)

Building Area:	MAIN HOUSE	Existing:	New:	Total:
	Main house (ground floor):	1,472 s.f.	0 s.f.	1,472 s.f.
	Main house (2nd floor):	1,672 s.f.	0 s.f.	1,672 s.f.
	TOTAL	3,144 s.f.	0 s.f.	3,144 s.f.

(Complies with 1,800 s.f. min.)

(Main house square footage measured to interior face of exterior walls as per Zoning Code)

ACCESSORY STRUCTURE	Existing:	New:	Total:
Existing historic guest house (ground floor):	777 s.f.	0 s.f.	777 s.f.
Existing historic guest house (2nd floor):	777 s.f.	0 s.f.	777 s.f.
New garage	0 s.f.	0 s.f.	0 s.f.
New sports court shed	0 s.f.	0 s.f.	0 s.f.
TOTAL	1,554 s.f.	0 s.f.	1,554 s.f.

(Accessory area exceeds 1,200 s.f. max. but complies with limit since historic non-conforming amount is not being increased)

(Garage and accessory storage space does not count as zoning square footage as per Zoning Code)

(Accessory structure square footage measured to exterior face of exterior walls as per Zoning Code)

TOTAL ON PROPERTY	Existing:	New:	Total:
Main house	3,144 s.f.	0 s.f.	3,144 s.f.
Accessory structure	1,554 s.f.	0 s.f.	1,554 s.f.
TOTAL	4,698 s.f.	0 s.f.	4,698 s.f.

Lot Coverage: (See landscape drawings)

ARCHITECTURAL DRAWING INDEX:

T1.1 Title Sheet & Code Information
A0.1 Architectural Site Plan

D1.1 Ground Floor Demolition Plan
D1.2 2nd Floor Demolition Plan

A1.1 Ground Floor Plan - Proposed
A1.2 2nd Floor Plan & Lower Roof Plan - Proposed
A2.1 Exterior Elevations
A2.2 Exterior Elevations
A2.3 Exterior Elevations
A2.4 Exterior Elevations - Existing
A2.5 Exterior Elevations - Existing

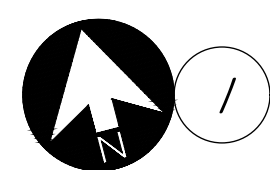
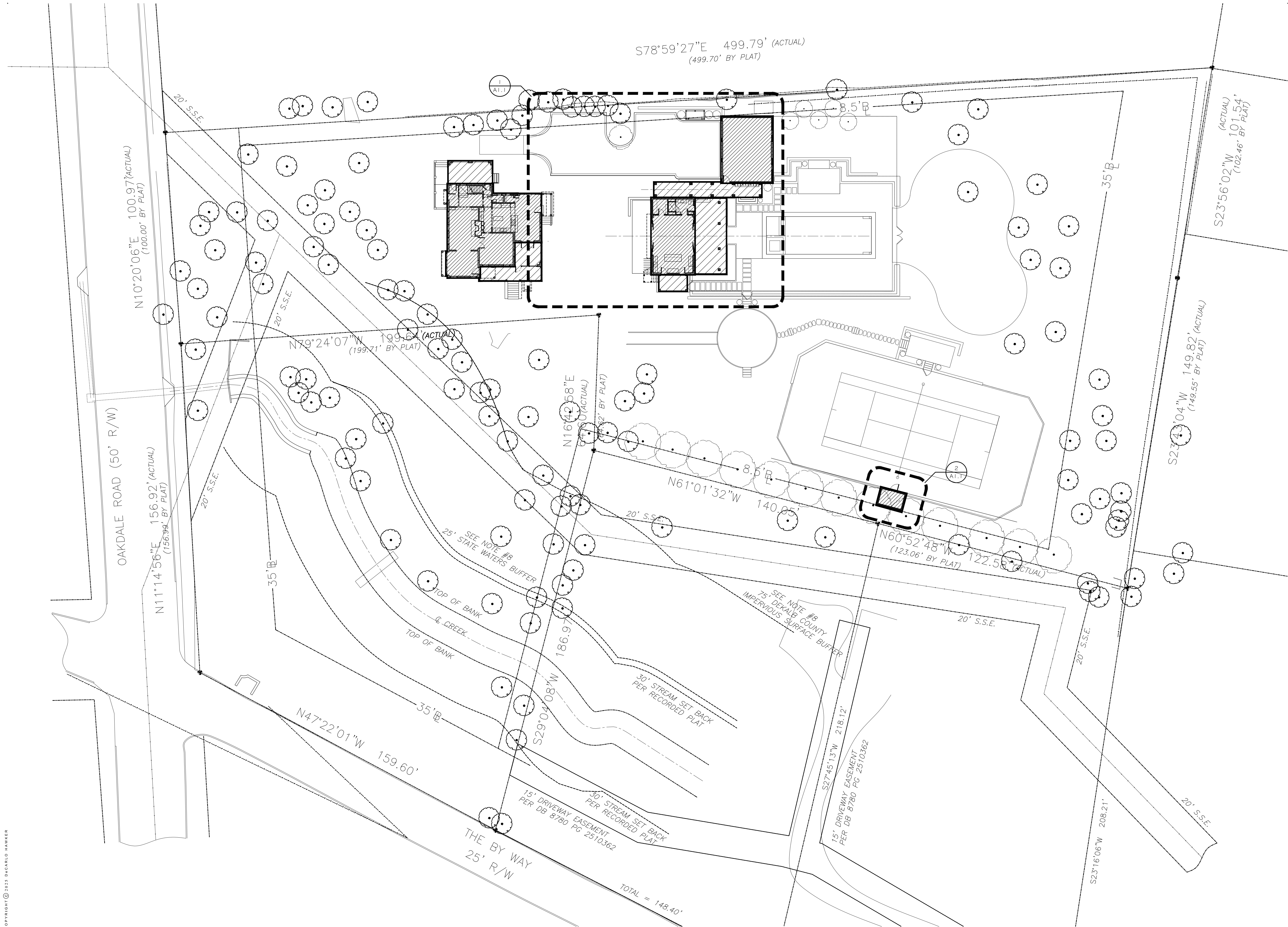
PROJECT CONTACTS:

OWNERS:
Jaclyn & Kyle Kinsell
971 Oakdale Road
Atlanta, GA 30307

ARCHITECT:
Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decarlohawker.com

LANDSCAPE ARCHITECT:
Brian Field & Davis Bishop
Field Landscape Architecture
(706) 461-6631 & (404) 831-7180
brian@fieldla.com & davis@fieldla.com

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1 ARCHITECTURAL SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

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HAWKER

ARCHITECTURE & DESIGN
2470 W.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
WWW.DECARLOHAWKER.COM

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

ARCHITECTURAL
SITE PLAN
- PROPOSED

A0.1

NOT RELEASED FOR CONSTRUCTION

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971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

GROUND FLOOR
DEMOLITION PLAN

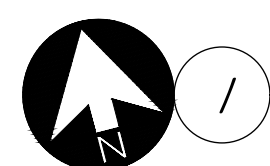
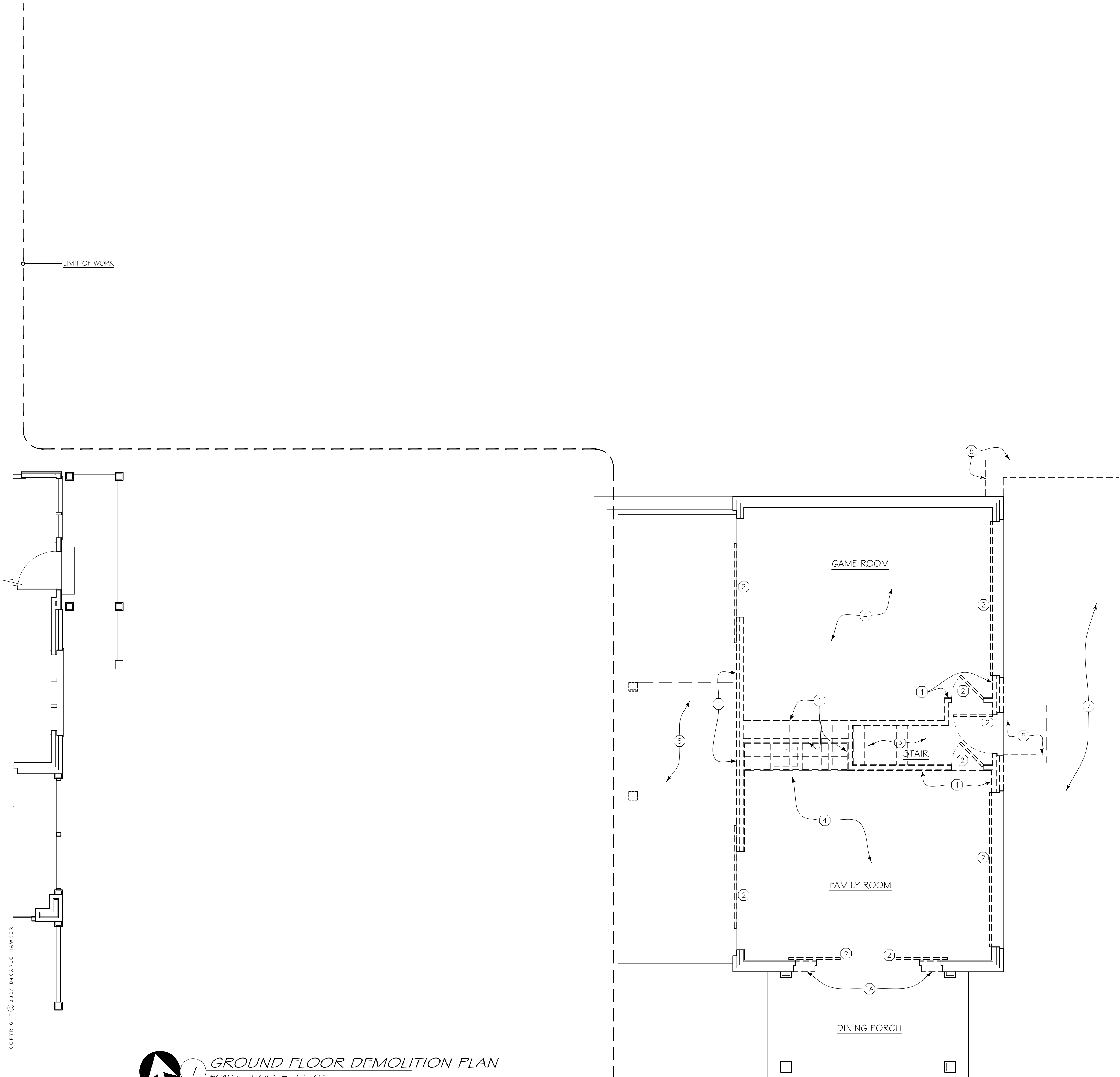
D1.1

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES	
①	REMOVE EXISTING WALL SHOWN DASHED.
①A	REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
②	REMOVE EXISTING DOOR.
③	REMOVE EXISTING STAIR & RAILINGS.
④	REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETRY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
⑤	REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
⑥	REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
⑦	REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
⑧	REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
⑨	REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION GENERAL NOTES	
1.	EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2.	BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3.	PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4.	REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

LEGEND	
	EXISTING WOOD FRAMED WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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04 MAR 2025 CONCEPTUAL DESIGN

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ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

2ND FLOOR
DEMOLITION PLAN

D1.2

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES

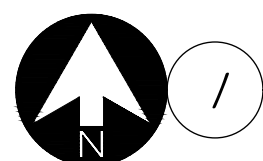
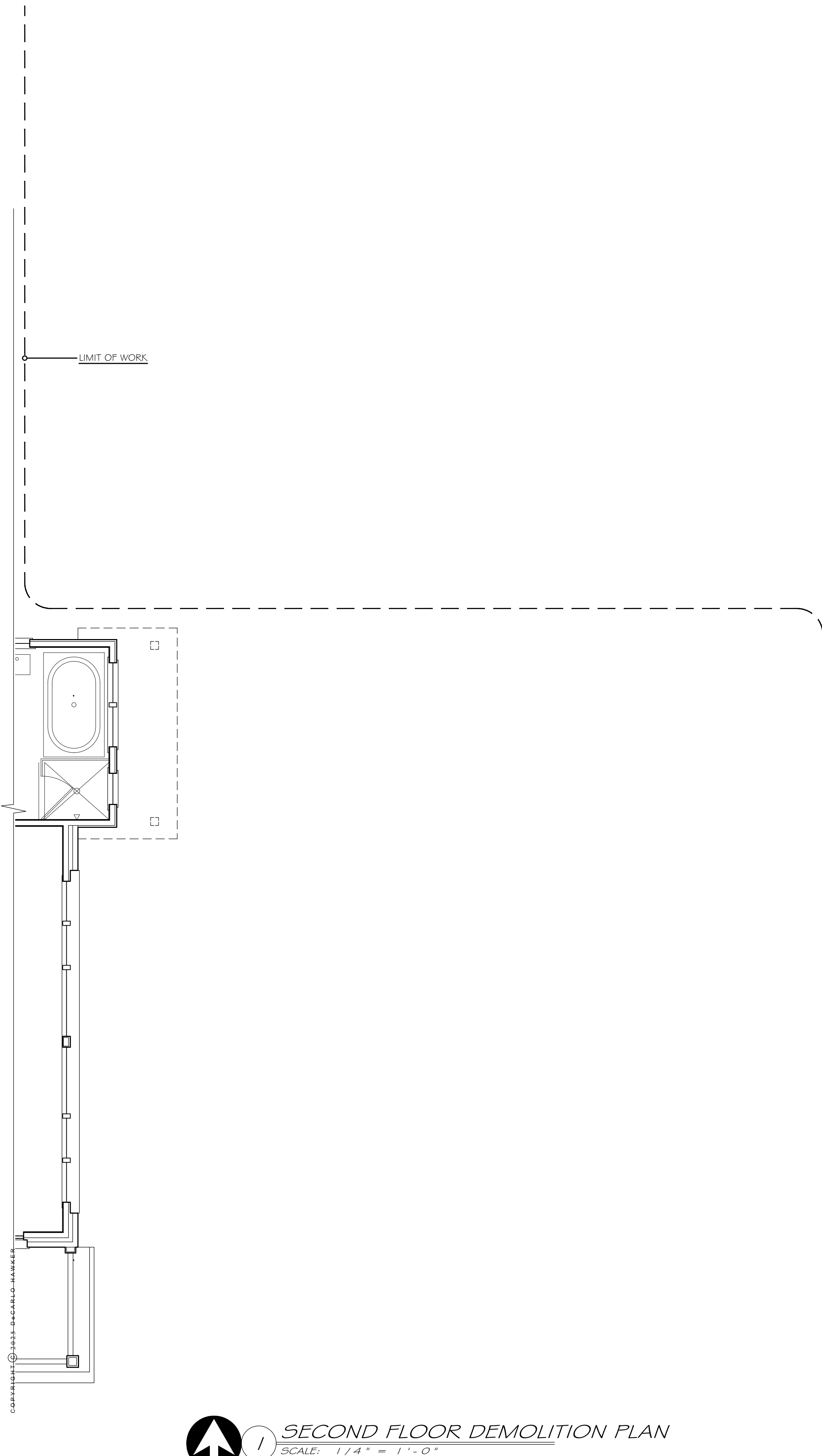
- ① REMOVE EXISTING WALL SHOWN DASHED.
①A REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
② REMOVE EXISTING DOOR.
③ REMOVE EXISTING STAIR & RAILINGS.
④ REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
⑤ REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
⑥ REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
⑦ REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
⑧ REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
⑨ REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION
GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

LEGEND

- EXISTING WOOD FRAMED WALL TO REMAIN
EXISTING WALL TO BE REMOVED



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

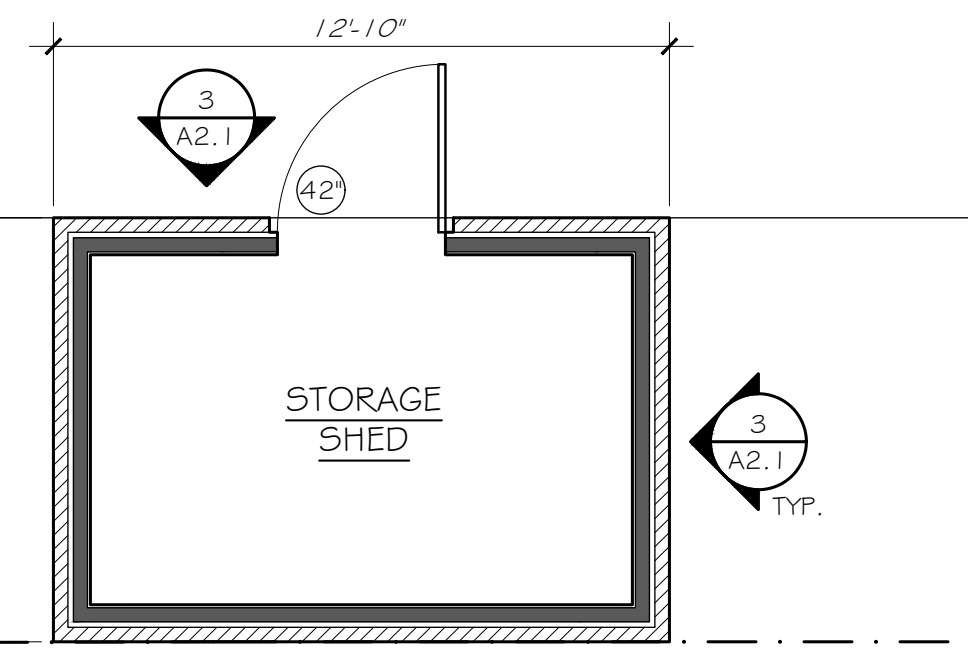
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971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

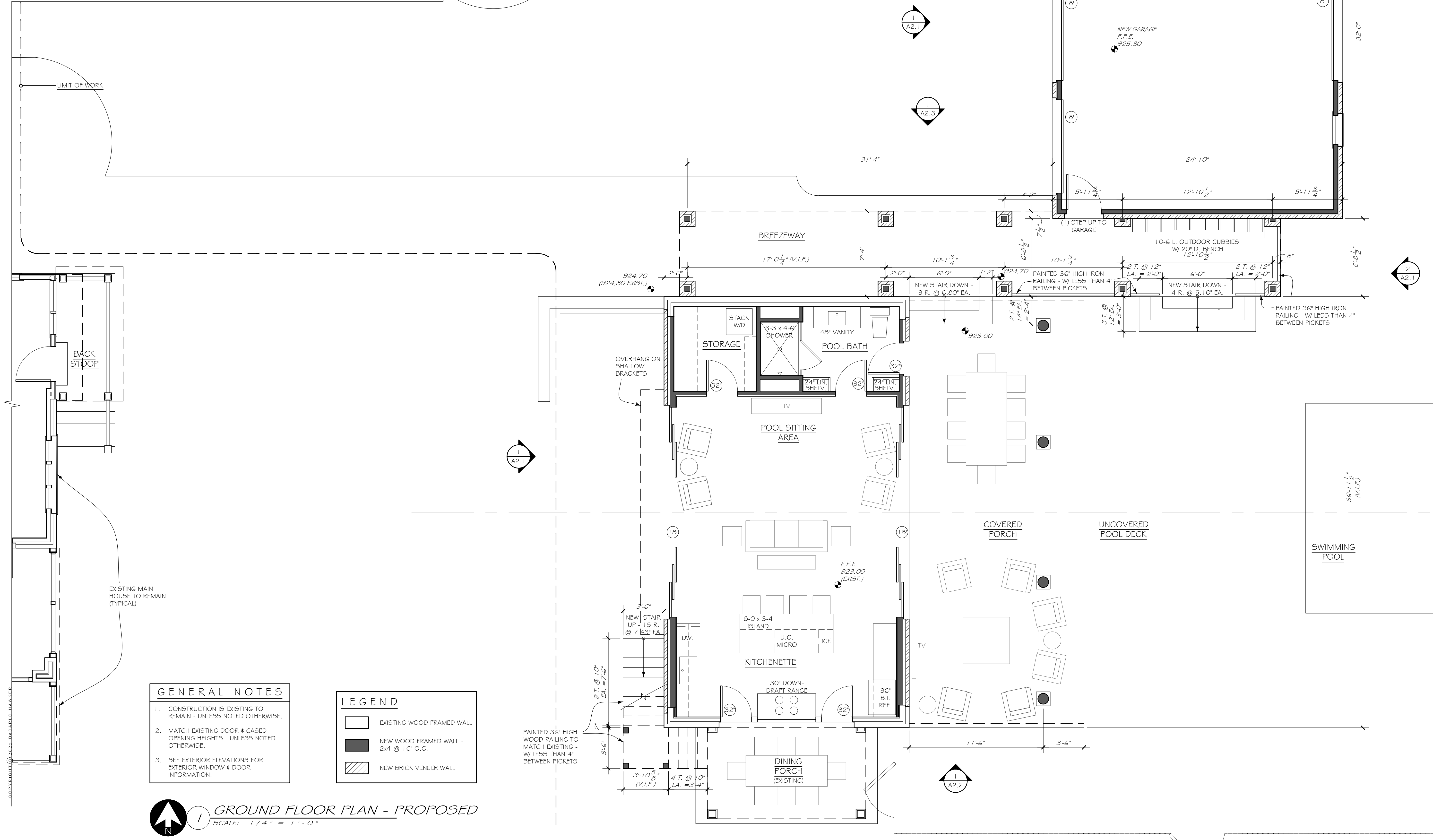
GROUND FLOOR
PLAN - PROPOSED

A1.1

NOT RELEASED FOR CONSTRUCTION



2 SHED FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

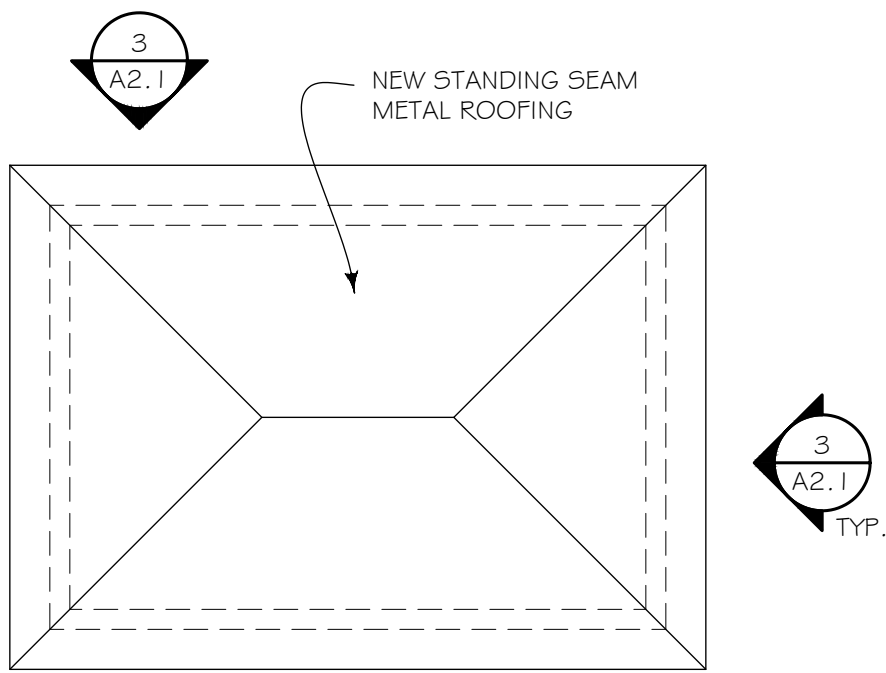


- GENERAL NOTES
1. CONSTRUCTION IS EXISTING TO REMAIN - UNLESS NOTED OTHERWISE.
 2. MATCH EXISTING DOOR & CASED OPENING HEIGHTS - UNLESS NOTED OTHERWISE.
 3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR WINDOW & DOOR INFORMATION.

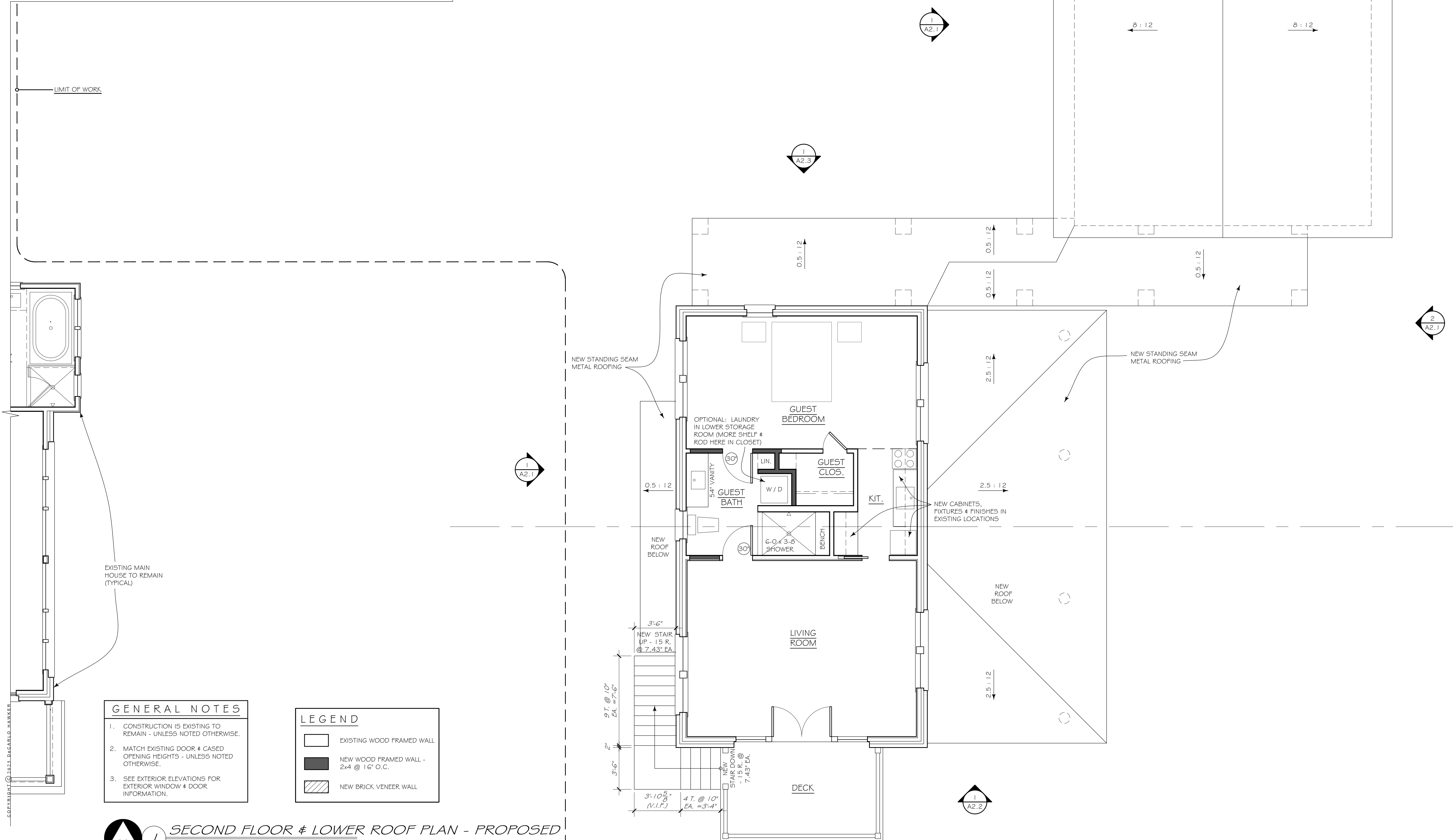
LEGEND

	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
	NEW BRICK VENEER WALL

1 GROUND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



2 LOWER ROOF PLAN - SHED
SCALE: 1/4" = 1'-0"



DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 W.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

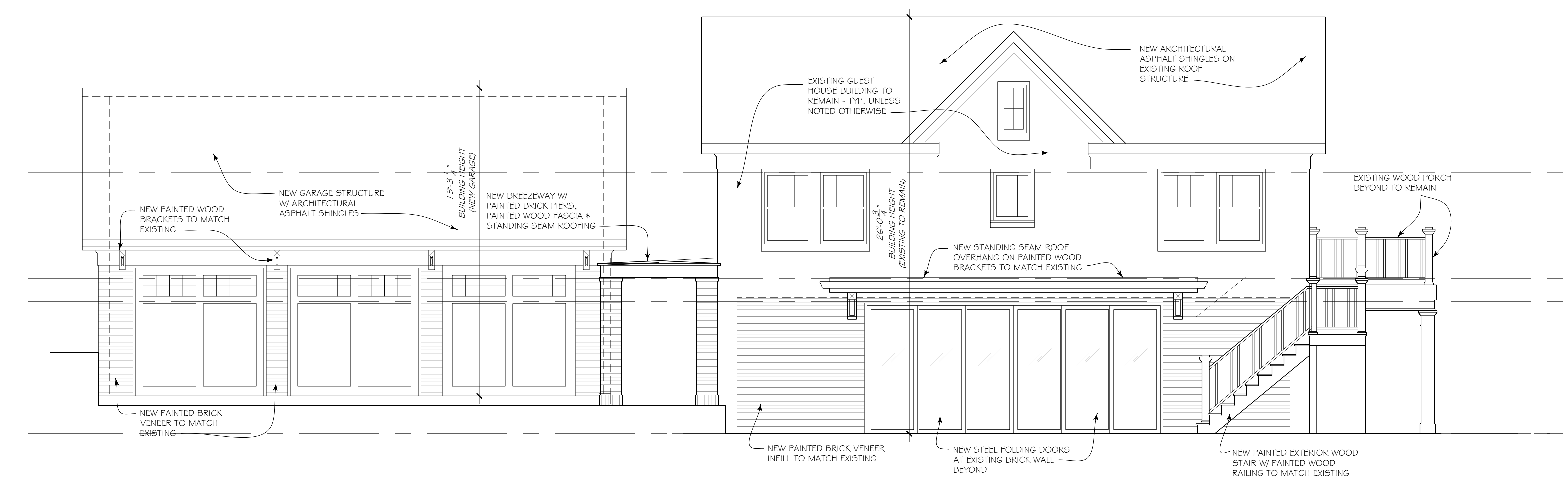
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

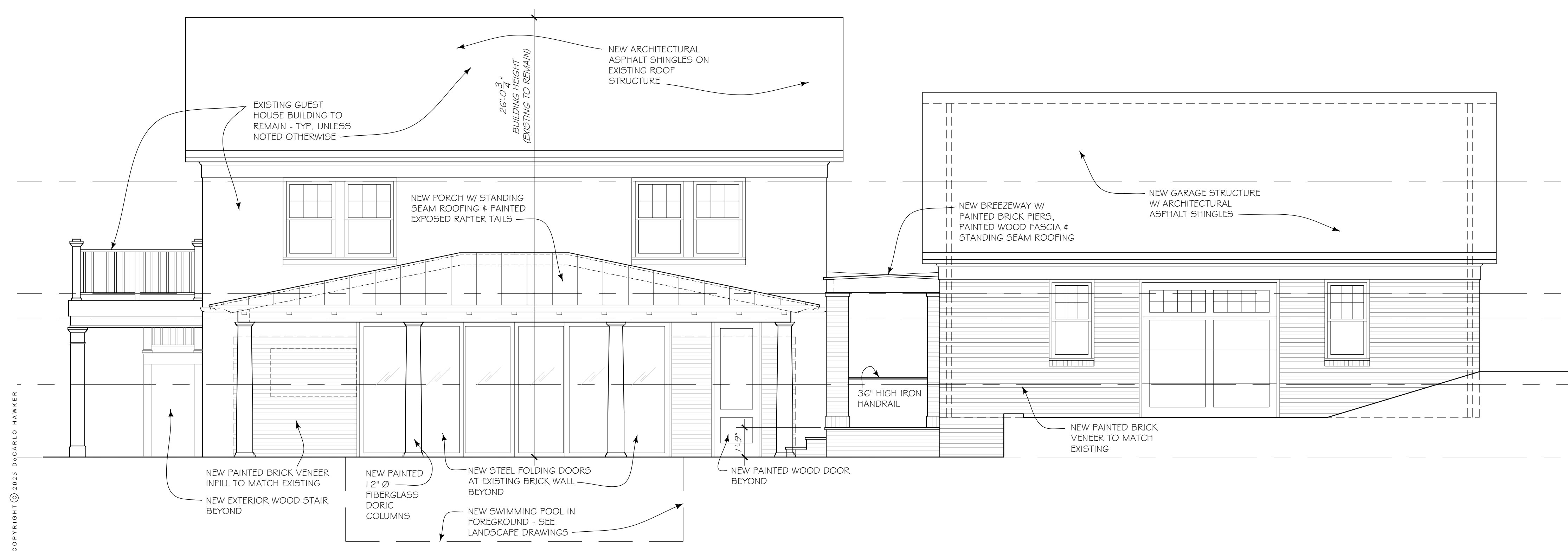
2ND FLOOR PLAN
& LOWER ROOF
PLAN - PROPOSED

A1.2

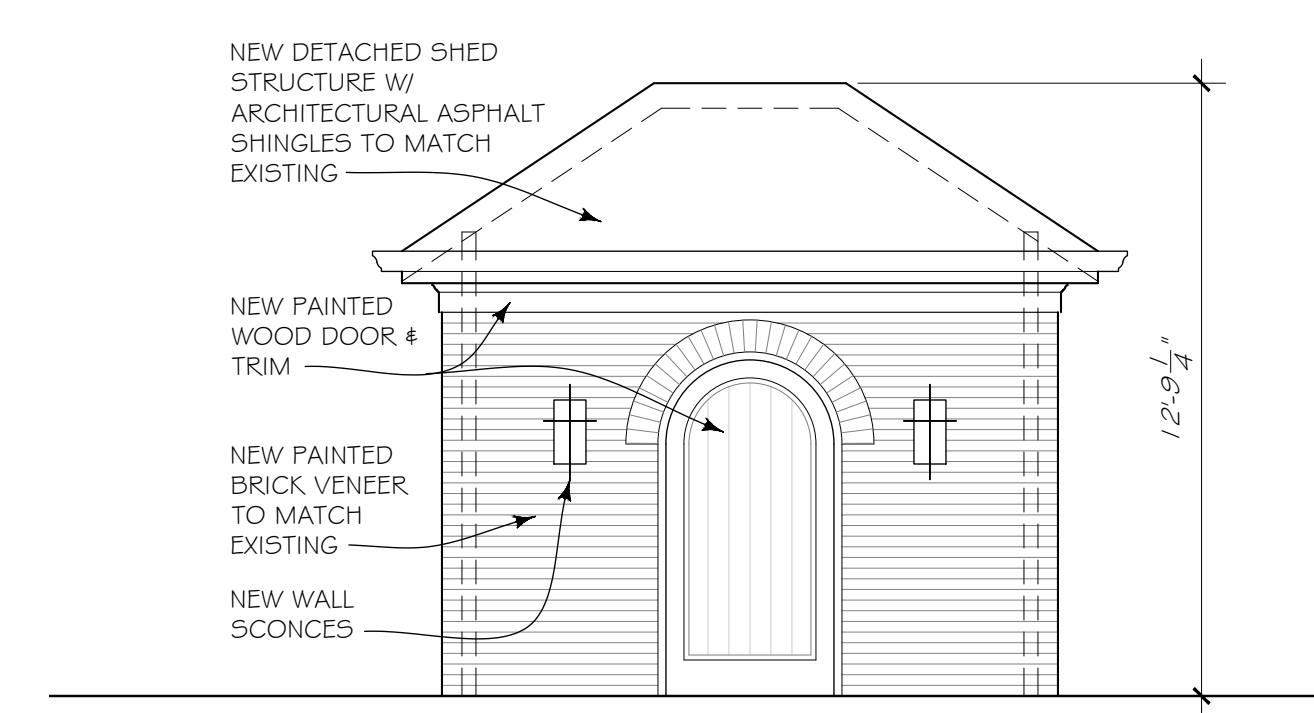
NOT RELEASED FOR CONSTRUCTION



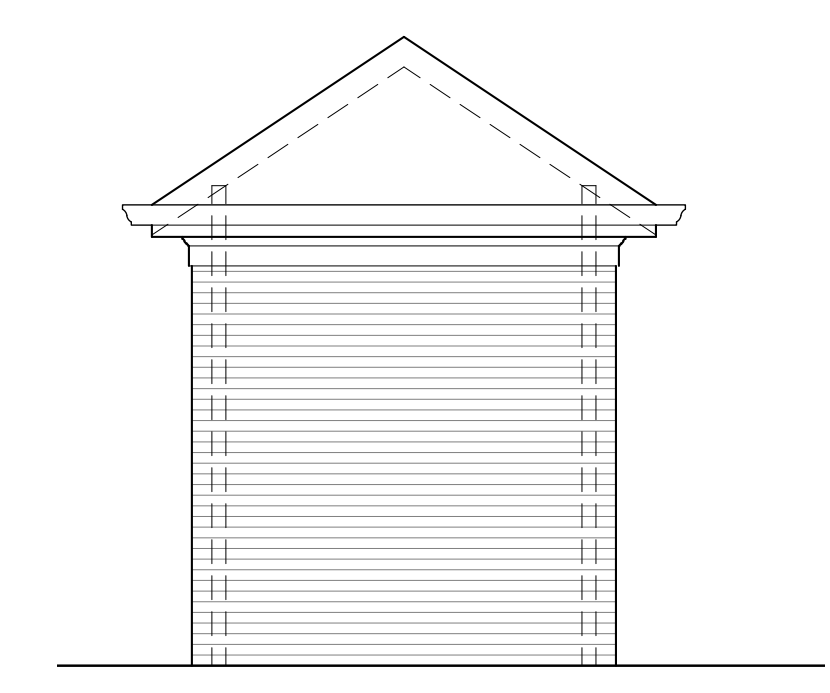
1 FRONT EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



3 FRONT EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"



4 SIDE EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

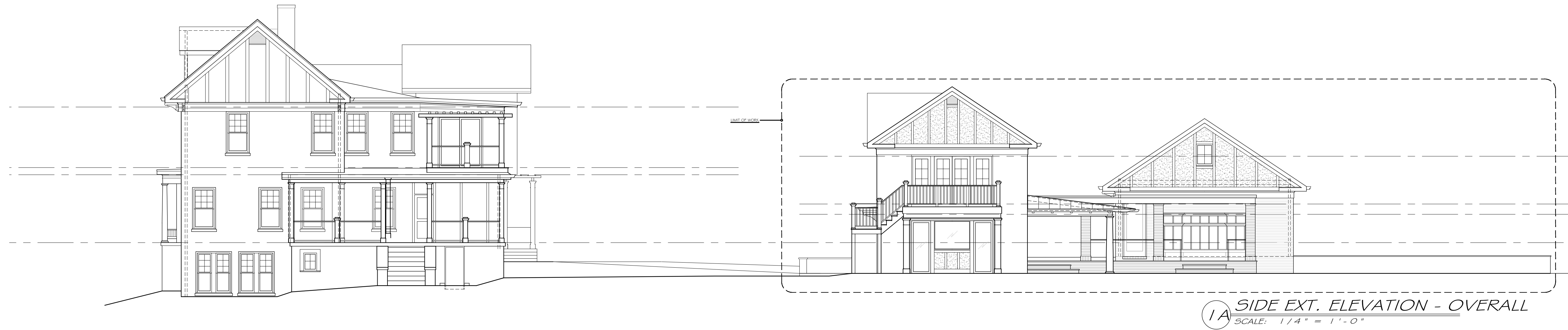
JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.1

DeCarlo
Hawker

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2470 N.E. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com



1A SIDE EXT. ELEVATION - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

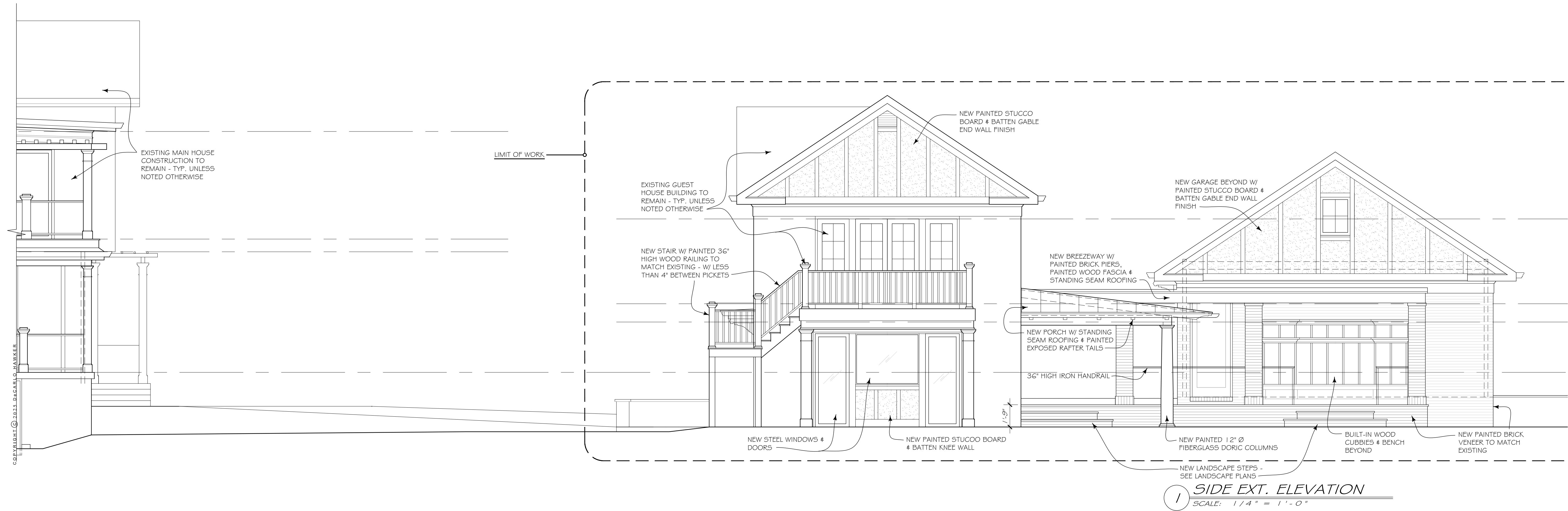
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.2

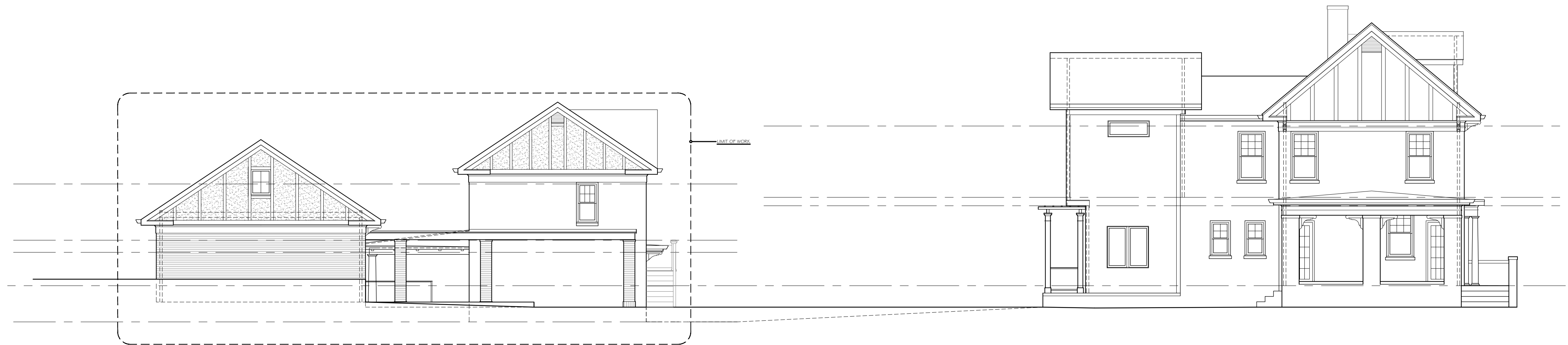
NOT RELEASED FOR CONSTRUCTION



1 SIDE EXT. ELEVATION
SCALE: 1/4" = 1'-0"

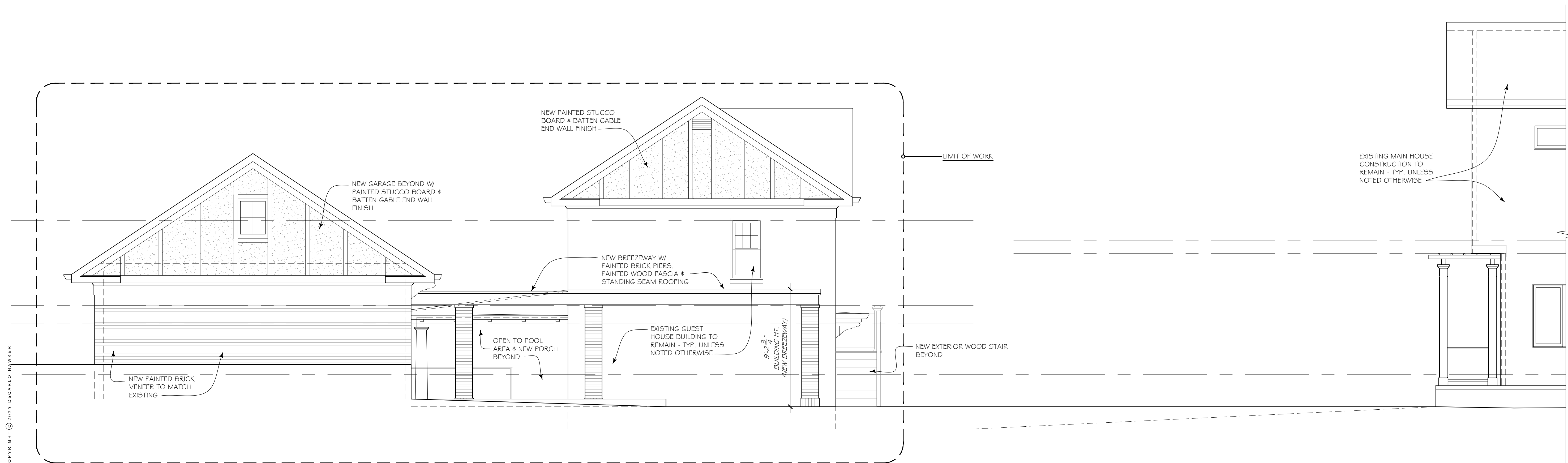
DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com



1A SIDE EXT. ELEVATION @ DRIVEWAY - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN



1 SIDE EXT. ELEVATION @ DRIVEWAY
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.3

NOT RELEASED FOR CONSTRUCTION



1 FRONT EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A FRONT EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2A REAR EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

DECARLO
HAWKER

ARCHITECTURE & DESIGN
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ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
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28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.4

NOT RELEASED FOR CONSTRUCTION

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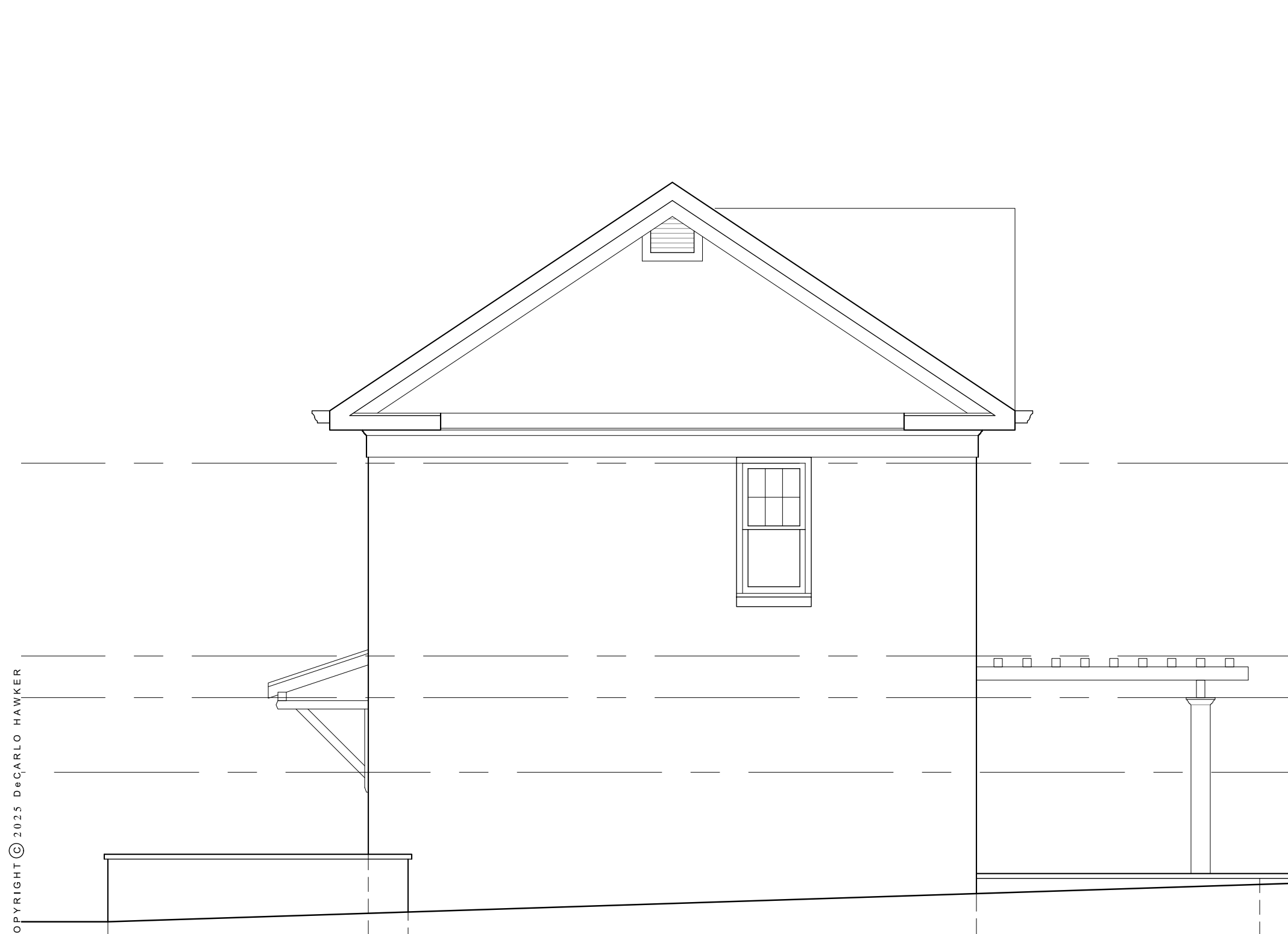


1 SIDE EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A SIDE EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS



2A SIDE EXT. ELEVATION @ DRIVEWAY - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 SIDE EXT. ELEVATION @ DRIVEWAY - EXISTING
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.5

NOT RELEASED FOR CONSTRUCTION

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From: [Davis Bishop](#)
To: [Paige V. Jennings](#)
Cc: [Michael DeCarlo](#); [Brian Field](#)
Subject: Re: Questions Regarding Application for 971 Oakdale Road
Date: Wednesday, May 14, 2025 4:52:53 PM
Attachments: [image001.png](#)
[250514 - 971 Oakdale Rd plans for COA Review.pdf](#)

Good afternoon Paige,

Thanks for taking my call earlier. I've attached an updated set to this email, and have addressed the questions below in blue. As I mentioned, the tennis court and adjacent hardscape elements have been eliminated from the project scope. This is reflected in the plans. Hopefully this will streamline some of the review/discussions!

I have copied the project architect Mike DeCarlo to this email in case there are any additional questions that relate to the proposed architecture elements.

1. Can you provide individual drawings to show the existing and proposed elevations of the renovated guest house with notes regarding the proposed changes in the exterior materials and design? - [Please refer to sheets A2.4 & A2.5 for existing elevations of the guest house. The elevation drawings and accompanying notes on A2.1 & A2.2 show the existing vs. proposed material and design changes.](#)
2. The current proposed site plan does not show the neighboring properties; can you provide an updated site plan to show the neighboring properties and their proximity to the proposed work? - [Neighboring properties have been outlined and added to the site plan.](#)
3. Can you provide a narrative of the proposed hardscape and landscaping, including a planting list? - [The primary goals of the design are to preserve the historic character of the existing gardens and property, while introducing a swimming pool, circulation routes, and outdoor amenity spaces that serve the needs and wants of the family. Material imagery on sheet L-5.00 shows the aesthetic goal of material choices, with the intent of matching existing hardscape/stone materials on the property. There is a lot of existing plant material on the property, and as much of this in the proposed project area is going to be preserved and transplanted. The planting list on L-1.00 inventories some of the existing and proposed plant material that will be included in the landscape design.](#)
4. What is the square footage for the proposed sports court, pool deck, and patio for the outdoor stone fireplace? - [The square footage for these items are broken down](#)

into the Lot Coverage chart on L-1.01. However, as discussed over the phone the sports court (along with adjacent seating area + retaining walls) is no longer being proposed and can be eliminated from the project scope.

5. What is the square footage for the proposed storage shed? - The square footage of the proposed shed was 114SF. However this storage shed has been eliminated from the project scope.
6. What are the proposed modifications to the existing driveway? Will the driveway be expanded or reduced, and if so, what is the current size of the driveway and how will its size be modified? - The existing driveway is a total of 4,458SF, and the proposed size after modifications will be 3,843SF. The existing driveway will remain unchanged up to the point of the existing covered porch corner, approximately. After this point, the existing driveway is to be removed and the footprint reduced and modified to connect to the newly proposed garage. The adjustments to the driveway can be seen between the existing survey and the hatched design on L-1.00.
7. Will the proposed fence be self-latching or automatic? - The proposed fence will be self-latching in order to satisfy swimming pool code requirements.
8. Will any work be done on the historic house and if so, what work will be done? Can you provide drawings for those modifications? - There is no proposed work or modifications to the existing historic home.

Warm regards,

Davis Bishop, PLA
Landscape Architect



Please note our address has changed

FIELD Landscape Architecture LLC
195 Arizona Ave NE , Unit LW4
Atlanta, GA 30307
p: 404-831-7180
e: davis@fieldla.com
w: www.fieldla.com

On Wed, May 14, 2025 at 1:33 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 May 19th. Before finalizing our report on the application for 971 Oakdale Road, could you please provide information for the following questions?

1. Can you provide individual drawings to show the existing and proposed elevations of the renovated guest house with notes regarding the proposed changes in the exterior materials and design?
2. The current proposed site plan does not show the neighboring properties; can you provide an updated site plan to show the neighboring properties and their proximity to the proposed work?
3. Can you provide a narrative of the proposed hardscape and landscaping, including a planting list?
4. What is the square footage for the proposed sports court, pool deck, and patio for the outdoor stone fireplace?
5. What is the square footage for the proposed storage shed?
6. What are the proposed modifications to the existing driveway? Will the driveway be expanded or reduced, and if so, what is the current size of the driveway and how will its size be modified?
7. Will the proposed fence be self-latching or automatic?
8. Will any work be done on the historic house and if so, what work will be done? Can you provide drawings for those modifications?

Due to the extent of the proposed scope of work and the additional information and documents required before a final determination can be made, would you be willing to agree to defer the application to the next meeting, scheduled for June 16th? This will allow time for your team to provide the requested information and documents, meet with staff to discuss, and for staff to review to provide a recommendation. In addition, this will allow you to speak with the commission during the meeting scheduled for May 19th and receive comments on the application, as well as prevent the application from being possibly denied due to additional information being required.

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

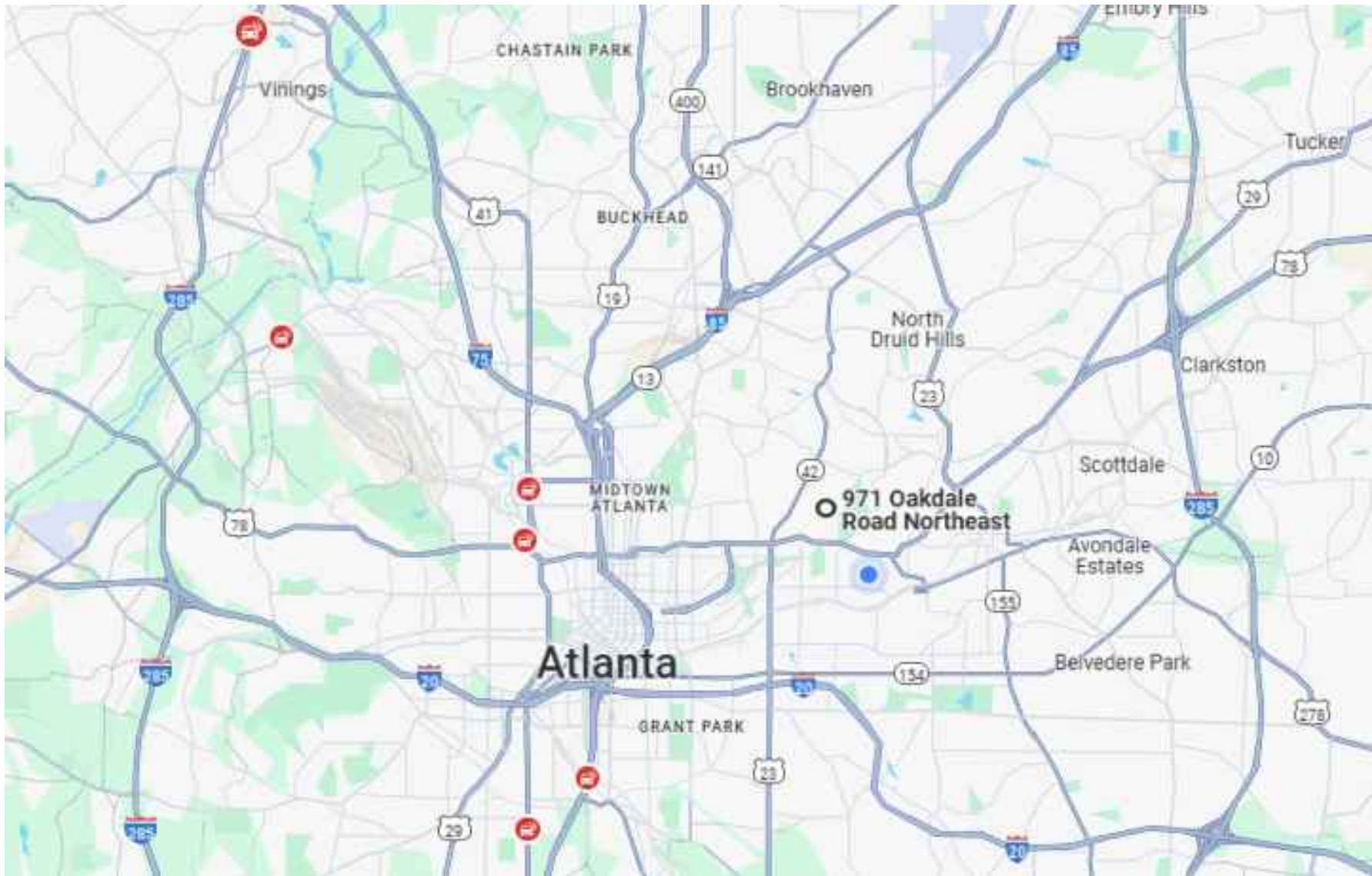
County Cell: 470-829-7341



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)



VICINITY MAP / N.T.S.

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #154
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
MICHAEL DECARLO
MIKE@DECARLOHAWKER.COM
(678) 595 9002

SURVEYOR:
MCCLUNG SURVEYING
4833 SOUTH COBB DR SUITE 200
SMYRNA, GA 30080
(770) 434 3383

KINSELL RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A FAMILY SINGLE FAMILY RESIDENCE LOCATED AT

971 OAKDALE ROAD, ATLANTA, GA 30307

GENERAL SCOPE OF WORK:

DEMOLITION:
- EXISTING PAVING AND RETAINING WALLS

PROPOSED NEW CONSTRUCTION:
- NEW GARAGE AND BREEZEWAY BY ARCHITECT
- RENOVATED GUEST HOUSE BY ARCHITECT
- NEW POOL AND POOL DECK
- NEW RETAINING WALLS
- NEW PAVING AND LANDSCAPE STEPS

24 HR CONTACT:

KYLE KINSELL: 678-576-1002

ZONING: R-85
MINIMUM LOT SIZE: 12,000 SF
SETBACKS
FRONT: 35 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LIST OF DRAWINGS:

1. L-CO - PERMIT COVER SHEET
2. L-EX1 - SURVEY BY MCCLUNG SURVEYING
3. L-EX2 - EXISTING CONDITIONS - SITE PHOTOS
4. L-1.00 - SITE PLAN
5. L-5.00 - MATERIALS
6. L-5.01 - ELEVATIONS
- 7.-17. ARCHITECTURAL DRAWING SET BY MIKE DECARLO

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2024)(2025)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2023)(2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)
NATIONAL ELECTRICAL CODE, 2023 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023)
NFPA 101 – LIFE SAFETY CODE, 2018 EDITION, WITH STATE AMENDMENTS (2020)
INTERNATIONAL SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
GEORGIA ACCESSIBILITY CODES
GEORGIA AMENDMENTS PRESCRIPTIVE DECK DETAILS BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE

FIELD / LANDSCAPE
ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



**Know what's below.
Call before you dig.**



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PERMIT COVER SHEET

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE:

RELEASES:

1. 04/23/2025 COA PERMIT

SHEET:

L-CO

LEGEND

BC	DENOTES BUILDING LINE
CP/W	DENOTES PROPERTY LINE
G	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
EP	DENOTES BACK OF CURB
TW	DENOTES OUTER
BW	DENOTES EDGE OF PAVING
X	DENOTES TOP OF WALL
RCP	DENOTES BOTTOM OF WALL
CP	DENOTES FENCE
PP	DENOTES REINFORCED CONCRETE PIPE
LP	DENOTES CORRUGATED METAL PIPE
GW	DENOTES POWER POLE
PM	DENOTES LIGHT POLE
PB	DENOTES GUY WIRE
FO	DENOTES POWER LINE
A/C	DENOTES POWER METER
CB	DENOTES POWER BOX
GM	DENOTES FIBER OPTIC
QV	DENOTES AIR CONDITION
WM	DENOTES CABLE BOX
FW	DENOTES GAS METER
MW	DENOTES GAS VALVE
JB	DENOTES WATER METER
DI	DENOTES WATER VALVE
SSMH	DENOTES FIRE HYDRANT
CO	DENOTES MONITORING WELL
P.O.B.	DENOTES HEADWALL
P.O.C.	DENOTES JUNCTION BOX
	DENOTES DROP INLET
	DENOTES SANITARY SEWER LINE
	DENOTES SANITARY SEWER MANHOLE
	DENOTES CLEAN OUT
	DENOTES POINT OF BEGINNING
	DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF KYLE J. KINSELL AND JACLYN R. KINSELL DEED BOOK 31618 PAGE 266-268 DEKALB COUNTY, GEORGIA RECORDS
2. EASEMENT AGREEMENT BETWEEN THOMAS Y. SHIN AND MARTHA S. SHIN DEED BOOK 8780 PAGE 351-362 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 130980064 K SHADED ZONE X EFFECTIVE DATE: 8-15-19 DEKALB COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,505 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED BASED ON PLAT BOOK 101 PAGE 31.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. CONTOUR INTERVAL= 2 FEET
10. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)



THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING R-85 PER DEKALB COUNTY, GEORGIA

MINIMUM LOT AREA=	12,000 SQ. FT.
MINIMUM LOT WIDTH, STREET FRONTAGE=	85 FEET
MINIMUM LOT WIDTH AT BUILDING LINE=	85 FEET
MAXIMUM LOT COVERAGE=	35%
MINIMUM FRONT BUILDING SETBACK=	35 FEET
MINIMUM SIDE BUILDING SETBACK=	8.5 FEET
MINIMUM REAR BUILDING SETBACK=	40 FEET
MINIMUM HEATED LIVING AREA=	1,800 SQ. FT.
MAXIMUM BUILDING HEIGHT=	35 FEET
MINIMUM OPEN SPACE=	20%

NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smryna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
KYLE KINSELL
JACLYN LINSSELL

971 OAKDALE ROAD N.E.
1340 THE BY WAY
ATLANTA, GEORGIA



LOTS 1 AND 2
OAKDALE COMMONS
SUBDIVISION

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY
GEORGIA
PLAT PREPARED: 12-11-2024
FIELD: 12-8-2024 SCALE: 1"=30'
JOB#265151



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646

12-11-24



FRONT FACADE OF MAIN RESIDENCE



NORTH SIDE OF MAIN HOUSE FACING STREET



REAR FACADE OF MAIN RESIDENCE



SOUTH FACADE OF MAIN RESIDENCE



EXISTING COURTYARD SPACE



FRONT FACADE OF EXISTING GARAGE / GUEST HOUSE



SIDE & REAR OF EXISTING GARAGE / GUEST HOUSE



REAR FACADE OF EXISTING GARAGE / GUEST HOUSE



SOUTH SIDE OF EXISTING GARAGE / GUEST HOUSE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
EXISTING SITE CONDITIONS

DRAWN BY: DB	CHECKED BY: BF
SCALE: AS SHOWN	
RELEASES:	
1. 04/25/2025	FOR COA
SHEET:	
L-EX-2	

ZONING: R-85, (DRUID HILLS)

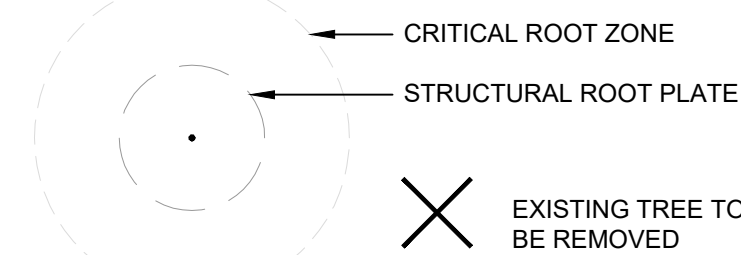
MINIMUM LOT SIZE: 12,000 SF

SETBACKS
FRONT: 50 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LOT SIZE: 77,058 SF
1.77 AC

LEGEND

TP (TREE PROTECTION FENCE)
Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
Sd1-H (STAKED HAY BALES)
PROPERTY LINE
SET BACKS



TREES TO BE REMOVED:

30" HARDWOOD
6" APPLE
6" CHERRY
6" HOLLY

EXISTING LOT COVERAGE

MAIN HOME FOOTPRINT: 2,436 SF
MAIN HOME PORCHES: 696 SF
DRIVEWAY: 4,677 SF
GUEST HOUSE + DECK: 883 SF
STONE PATHWAYS / PATIOS: 2,923 SF
RETAINING WALLS + STAIRS: 253 SF

TOTAL COVERAGE: 11,868 SF

LOT SIZE: 77,058 SF
EXISTING COVERAGE %: 15.4%

REMOVED IMPERVIOUS

DRIVEWAY: 3,270 SF
STONE PATHWAYS + PATIOS: 1,329 SF
RETAINING WALLS + STAIRS: 103 SF

TOTAL REMOVED: 4,462 SF

PROPOSED ADDITIONS

MOTORCOURT: 2,436 SF
BREEZEWAY: 372 SF
GARAGE: 795 SF
SWIMMING POOL: 900 SF
RETAINING WALLS + STEPS: 255 SF
STONE PATIOS + PATHS: 1,613 SF
OUTDOOR FIREPLACE: 42 SF

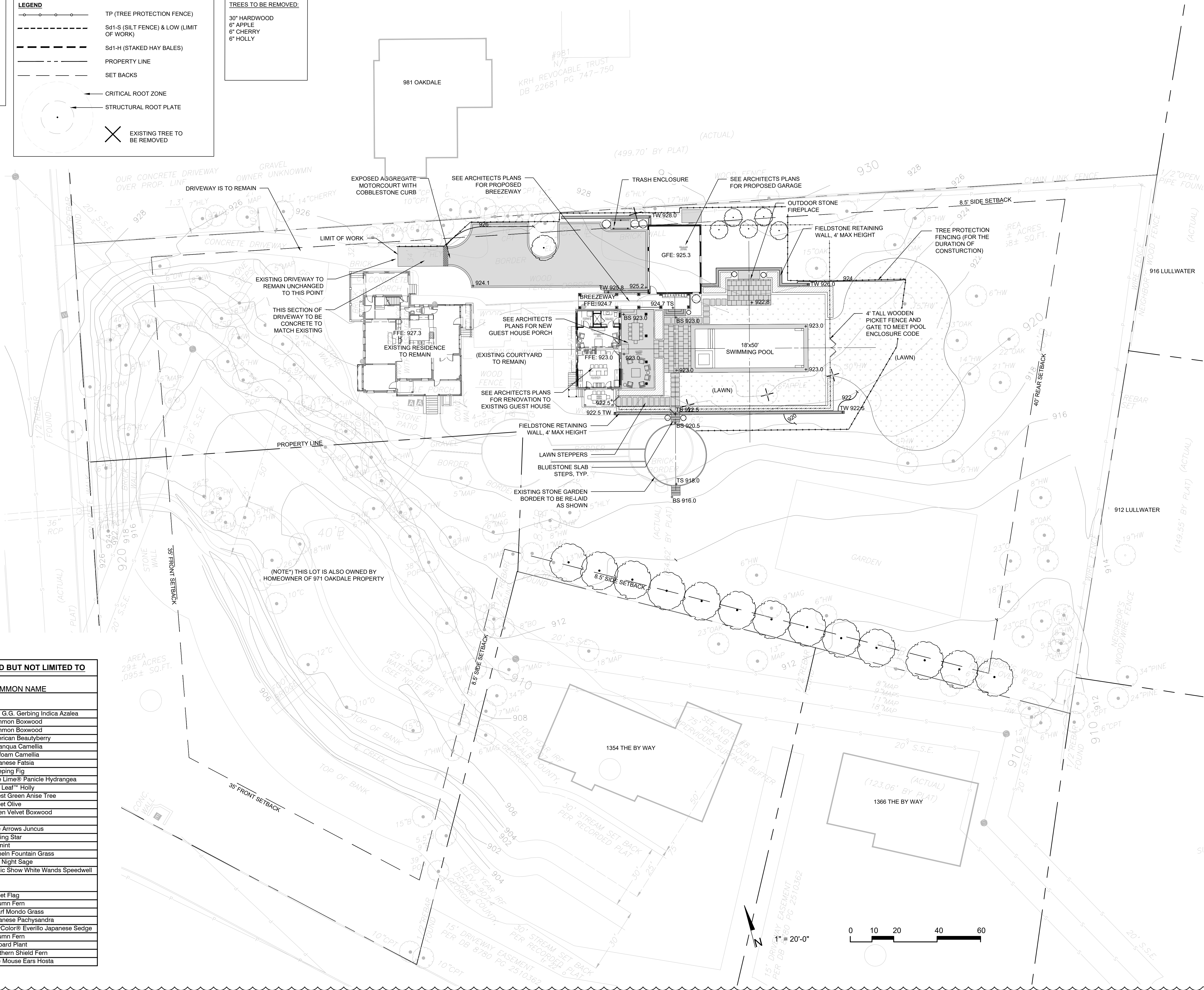
TOTAL PROPOSED NEW: 6,413 SF

TOTAL EXISTING + PROPOSED: 13,819 SF
NEW COVERAGE PERCENTAGE: 17.9 %

PLANTS THAT ARE PROPOSED BUT NOT LIMITED TO

BOTANICAL NAME	COMMON NAME
SHRUBS	
Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea
Buxus sempervirens	Common Boxwood
Buxus sempervirens	Common Boxwood
Callicarpa americana	American Beautyberry
Camellia sasanqua	Sasanqua Camellia
Camellia x 'Seafoam'	Seafoam Camellia
Fatsia japonica	Japanese Fatsia
Ficus pumila	Creeping Fig
Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea
Ilex x 'Conal'	Oak Leaf™ Holly
Illicium parviflorum 'Forest Green'	Forest Green Anise Tree
Osmanthus fragrans	Sweet Olive
Buxus x 'Green Velvet'	Green Velvet Boxwood
PERENNIAL MIX	
Juncus inflexus 'Blue Arrows'	Blue Arrows Juncus
Liatris spicata	Blazing Star
Nepeta dropmore	Catmint
Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass
Salvia nemorosa 'May Night'	May Night Sage
Veronica x 'White Wands' TM	Magic Show White Wands Speedwell

GROUND COVERS	
Acorus gramineus	Sweet Flag
Dryopteris erythrosora	Autumn Fern
Ophiopogon japonicus 'Dwarf'	Dwarf Mondo Grass
Pachysandra terminalis	Japanese Pachysandra
Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge
Dryopteris erythrosora	Autumn Fern
Farfugium japonicum	Leopard Plant
Dryopteris ludoviciana	Southern Shield Fern
Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta



FIELD LANDSCAPE ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



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CONSTRUCTION

SEAL:



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
COA PERMIT SITE PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:

1. 04/25/2025 COA PERMIT
2. 05/14/2025 COA PERMIT

SHEET:

L-1.00



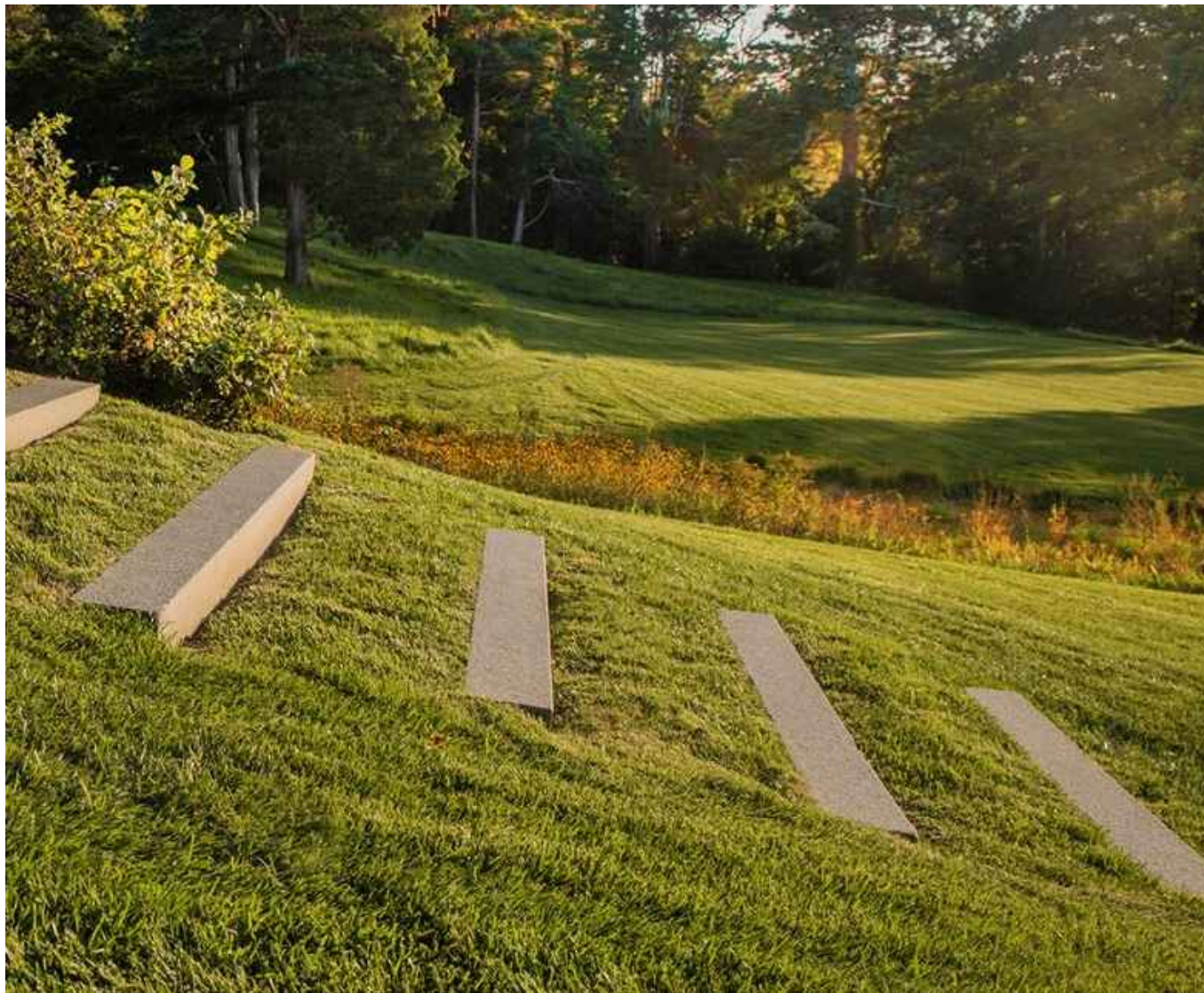
BLUESTONE SLAB STEPS



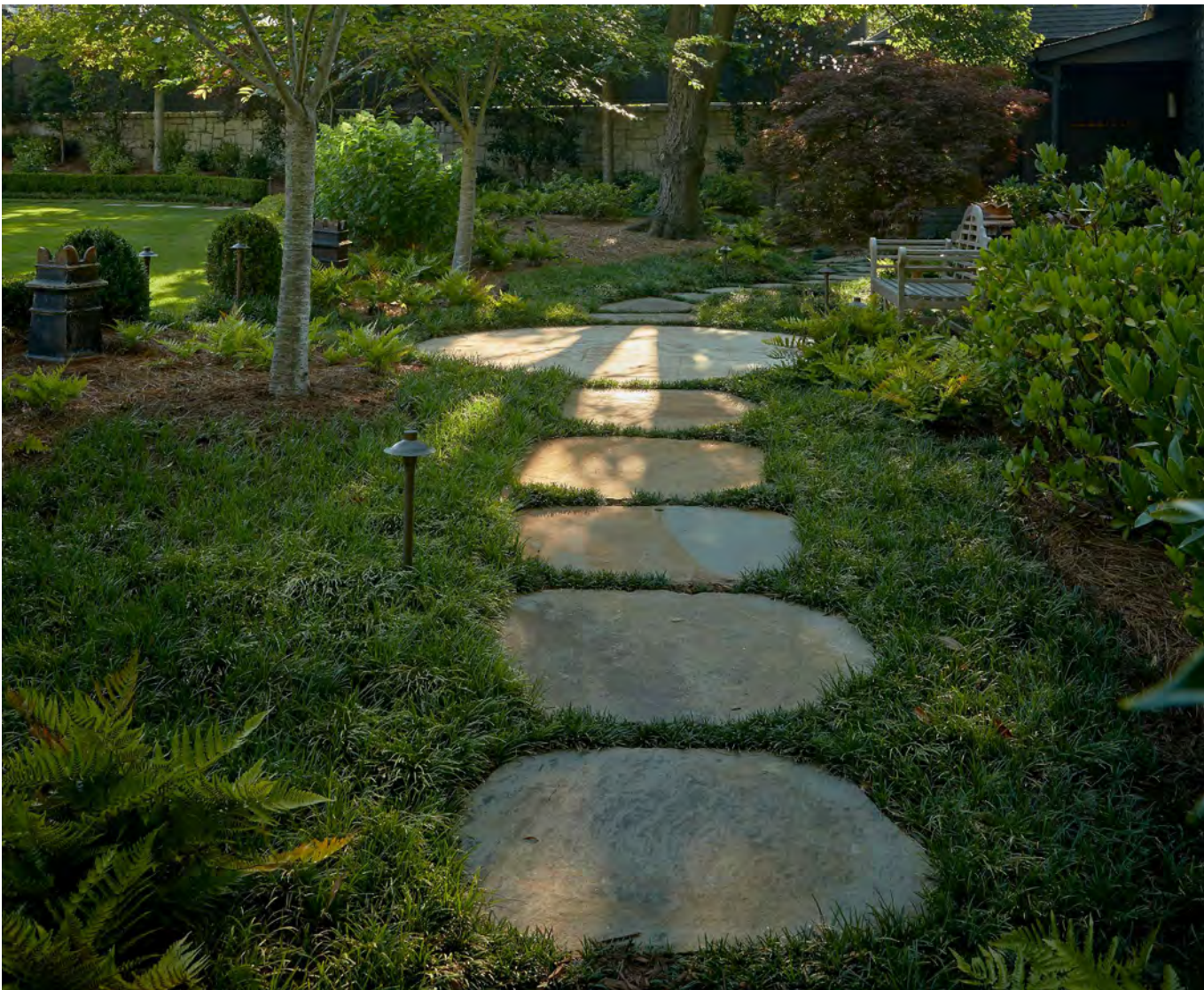
STONE PAVING



FIELDSTONE WALL WITH SLAB STEPS



LAWN STEPS



GRAY CRAB ORCHARD STEPPING STONES



PICKET FENCE & FIELDSTONE RETAINING WALL



WOODEN TRASH ENCLOSURE



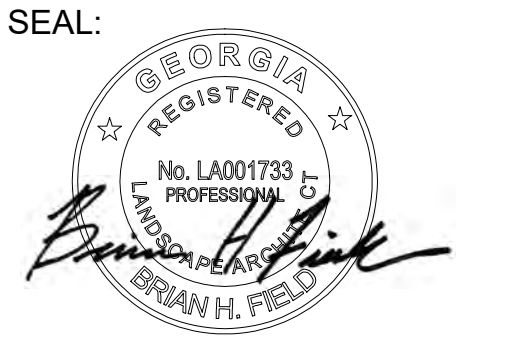
EXPOSED AGGREGATE MOTORCOURT WITH COBBLESTONE BORDER



SPORTS COURT WITH FENCE ENCLOSURE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PROPOSED MATERIALS

DRAWN BY: DB	CHECKED BY: BF
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SCALE: AS SHOWN

RELEASES:
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L-5.00



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
FIREPLACE + FENCE + GATE
ELEVATIONS

DRAWN BY:
DB

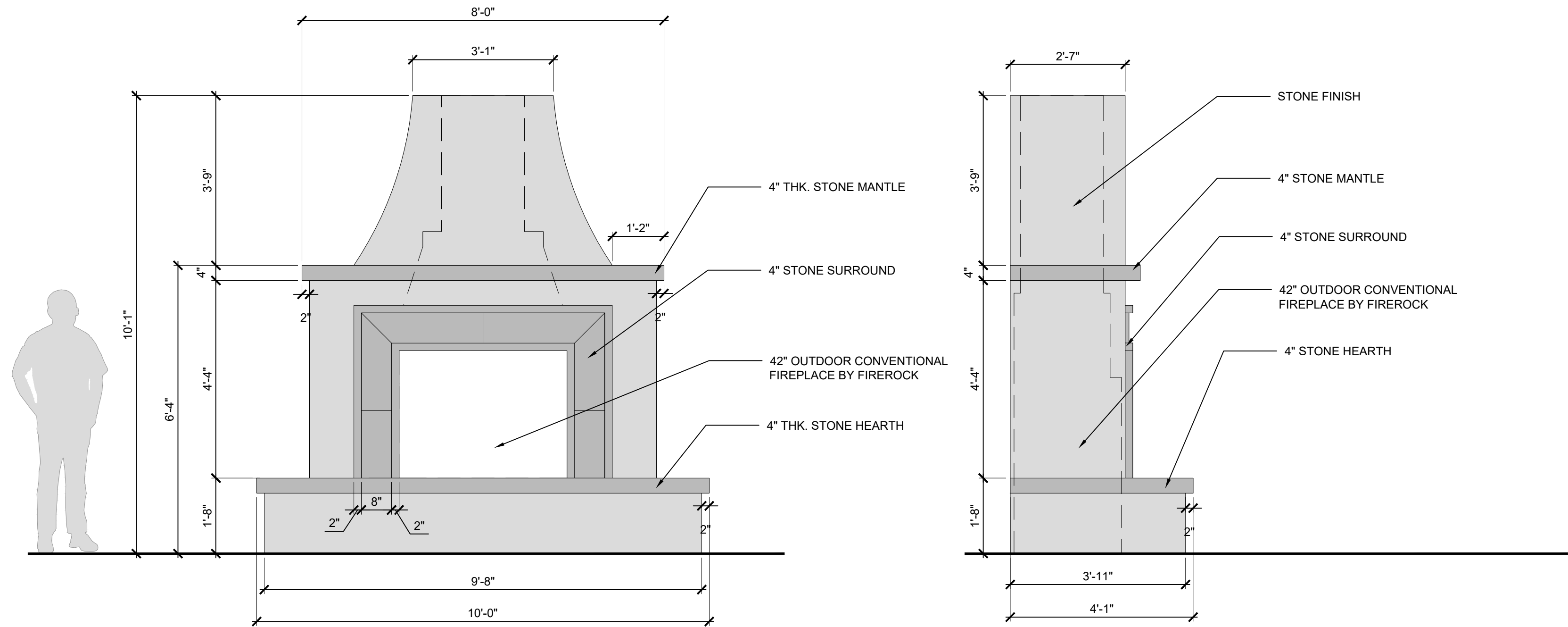
CHECKED BY:
BF

SCALE: AS SHOWN

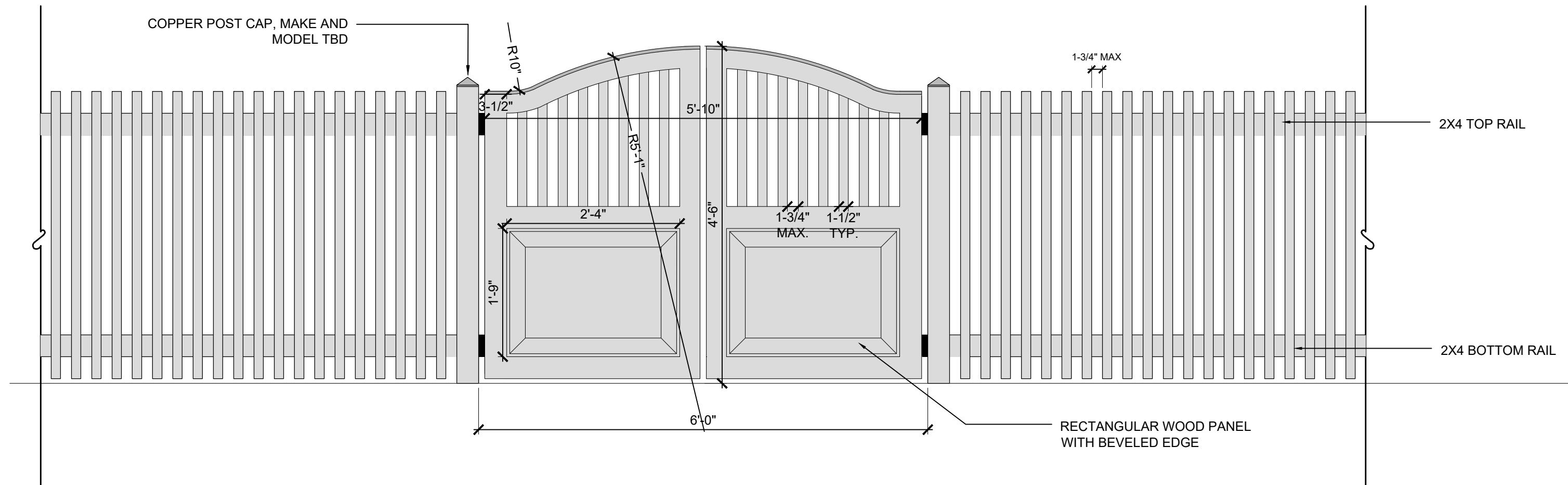
RELEASES:
1. 04/25/2025 FOR COA

SHEET:

L-5.01



1 OUTDOOR FIREPLACE SCHEMATIC ELEVATION
SCALE : NTS



2 WOODEN FENCE + PEDESTRIAN GATE
SCALE : NTS

ADDITION & RENOVATION TO THE KINSELL RESIDENCE

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HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
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TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

TITLE SHEET CODE INFO

T1.1

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PROJECT DESCRIPTION:

- Guest House: Renovate the existing detached Guest House (no expansion of footprint).
- Guest House: Add a new exterior stair and rear Covered Porch to the existing Garage / Guest House structure.
- Garage: Add a new 3-car Garage structure behind the existing Guest House.
- Breezeway: Construct a new unenclosed but roofed Breezeway to connect the new Garage, existing Guest House, and existing Main House structures to each other.
- Pool: Add a swimming pool behind the existing Guest House - see landscape drawings.
- Landscaping: Renovate the existing driveway, hardscapes, and landscaping behind the existing Main House - see landscape drawings.
- Shed: Add a new detached storage shed by the new rear sports court.

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2026)
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
- National Electrical Code, 2023 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
- International Swimming Pool and Spa Code, 2018 Edition with Georgia Amendments (2020)

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

CODE INFORMATION:

Project Address: 971 Oakdale Road
Atlanta, GA 30307

Zoning: R-85
Druid Hills Historic District

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Site Area: 77,058 s.f.

Building Height: Main house (existing - historic): 31'-2 $\frac{1}{4}$ ", 2 stories + partial basement (existing - no change)

Accessory structures:
Guest house (existing - historic): 26'-0 $\frac{3}{4}$ ", 2 stories (existing - no change)
Garage (new): 19'-3 $\frac{1}{2}$ ", 1 story
Breezeway (new): 9'-2 $\frac{3}{4}$ ", 1 story (roofed but unenclosed)
Detached shed: 12'-9 $\frac{1}{2}$ ", 1 story

(New structures comply with 24'-0" max. for accessory structure)

(All building heights measured from front door threshold to top of highest roof peak per Zoning Code)

Building Area:	MAIN HOUSE		
	Existing:	New:	Total:
	1,472 s.f.	0 s.f.	1,472 s.f.
	1,672 s.f.	0 s.f.	1,672 s.f.
	3,144 s.f.	0 s.f.	3,144 s.f.

(Complies with 1,800 s.f. min.)

(Main house square footage measured to interior face of exterior walls as per Zoning Code)

ACCESSORY STRUCTURE			
	Existing:	New:	Total:
Existing historic guest house (ground floor):	777 s.f.	0 s.f.	777 s.f.
Existing historic guest house (2nd floor):	777 s.f.	0 s.f.	777 s.f.
New garage	0 s.f.	0 s.f.	0 s.f.
New sports court shed	0 s.f.	0 s.f.	0 s.f.
TOTAL	1,554 s.f.	0 s.f.	1,554 s.f.

(Accessory area exceeds 1,200 s.f. max. but complies with limit since historic non-conforming amount is not being increased)

(Garage and accessory storage space does not count as zoning square footage as per Zoning Code)

(Accessory structure square footage measured to exterior face of exterior walls as per Zoning Code)

TOTAL ON PROPERTY			
	Existing:	New:	Total:
Main house	3,144 s.f.	0 s.f.	3,144 s.f.
Accessory structure	1,554 s.f.	0 s.f.	1,554 s.f.
TOTAL	4,698 s.f.	0 s.f.	4,698 s.f.

Lot Coverage: (See landscape drawings)

ARCHITECTURAL DRAWING INDEX:

T1.1 Title Sheet & Code Information
A0.1 Architectural Site Plan

D1.1 Ground Floor Demolition Plan
D1.2 2nd Floor Demolition Plan

A1.1 Ground Floor Plan - Proposed
A1.2 2nd Floor Plan & Lower Roof Plan - Proposed
A2.1 Exterior Elevations
A2.2 Exterior Elevations
A2.3 Exterior Elevations
A2.4 Exterior Elevations - Existing
A2.5 Exterior Elevations - Existing

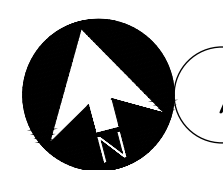
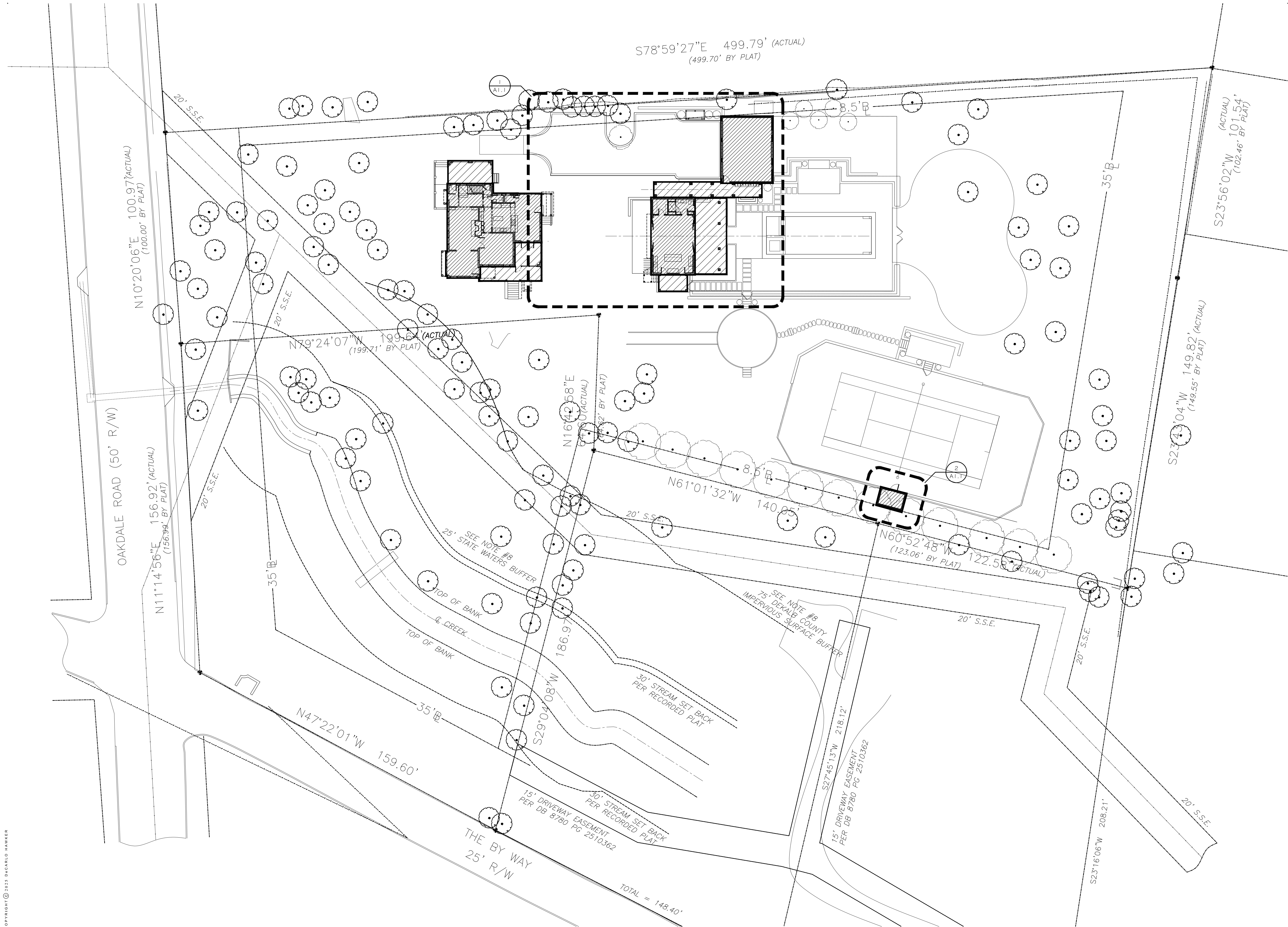
PROJECT CONTACTS:

OWNERS :
Jaclyn & Kyle Kinsell
971 Oakdale Road
Atlanta, GA 30307

ARCHITECT:
Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decarlohawker.com

LANDSCAPE ARCHITECT:
Brian Field & Davis Bishop
Field Landscape Architecture
(706) 461-6631 & (404) 831-7180
brian@fieldla.com & davis@fieldla.com

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1 ARCHITECTURAL SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

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TELEPHONE: 678-595-9002
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04 MAR 2025 CONCEPTUAL DESIGN

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JOB NO. 2429

ARCHITECTURAL
SITE PLAN
- PROPOSED

A0.1

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GROUND FLOOR
DEMOLITION PLAN

D1.1

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DEMO KEYNOTES

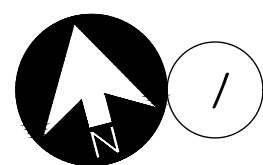
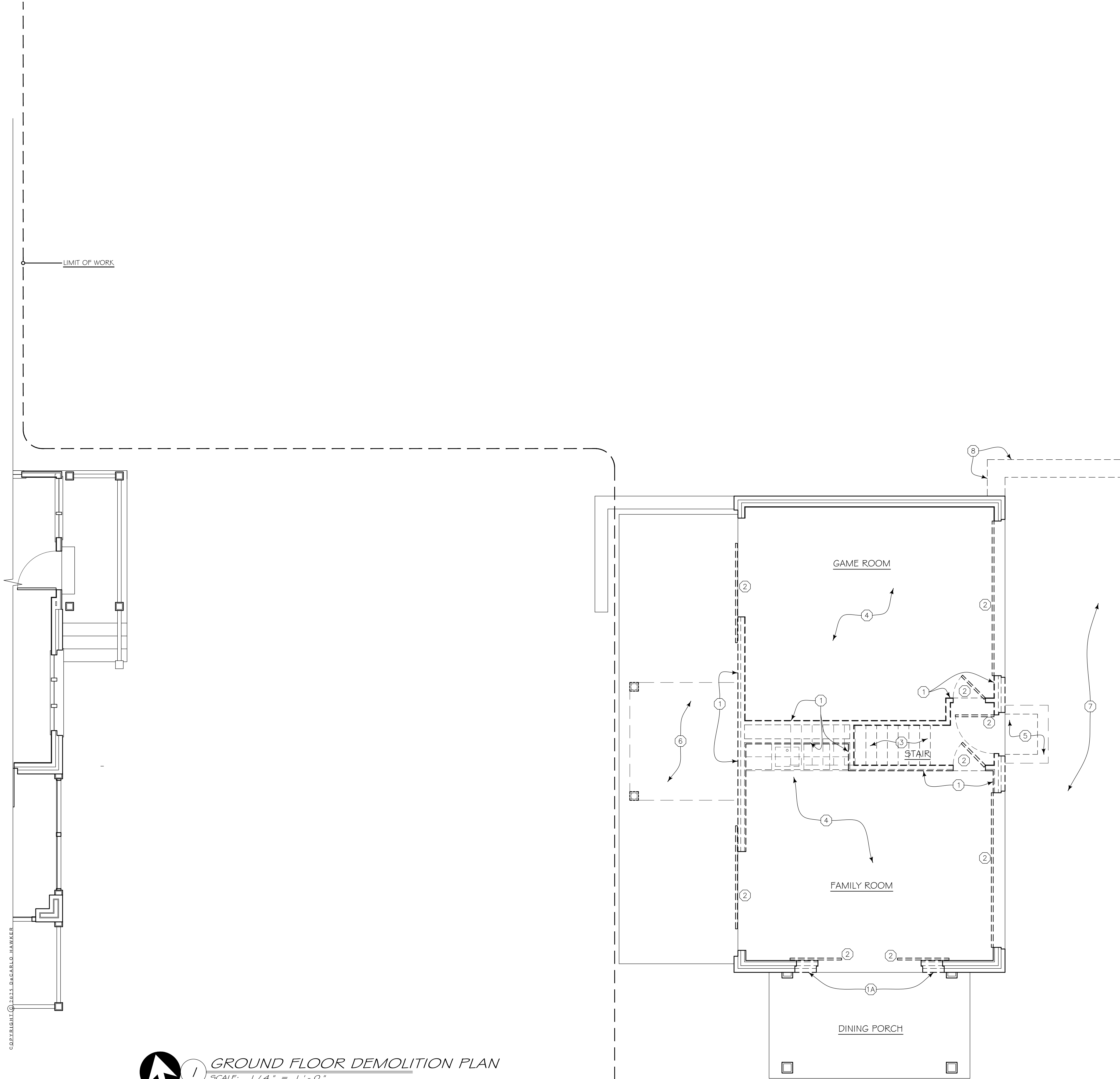
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- 1A REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING STAIR & RAILINGS.
- 4 REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETRY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
- 5 REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
- 6 REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
- 7 REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
- 8 REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
- 9 REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION
GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

LEGEND

- | | |
|--|-------------------------------------|
| | EXISTING WOOD FRAMED WALL TO REMAIN |
| | EXISTING WALL TO BE REMOVED |
| | REMOVED |



GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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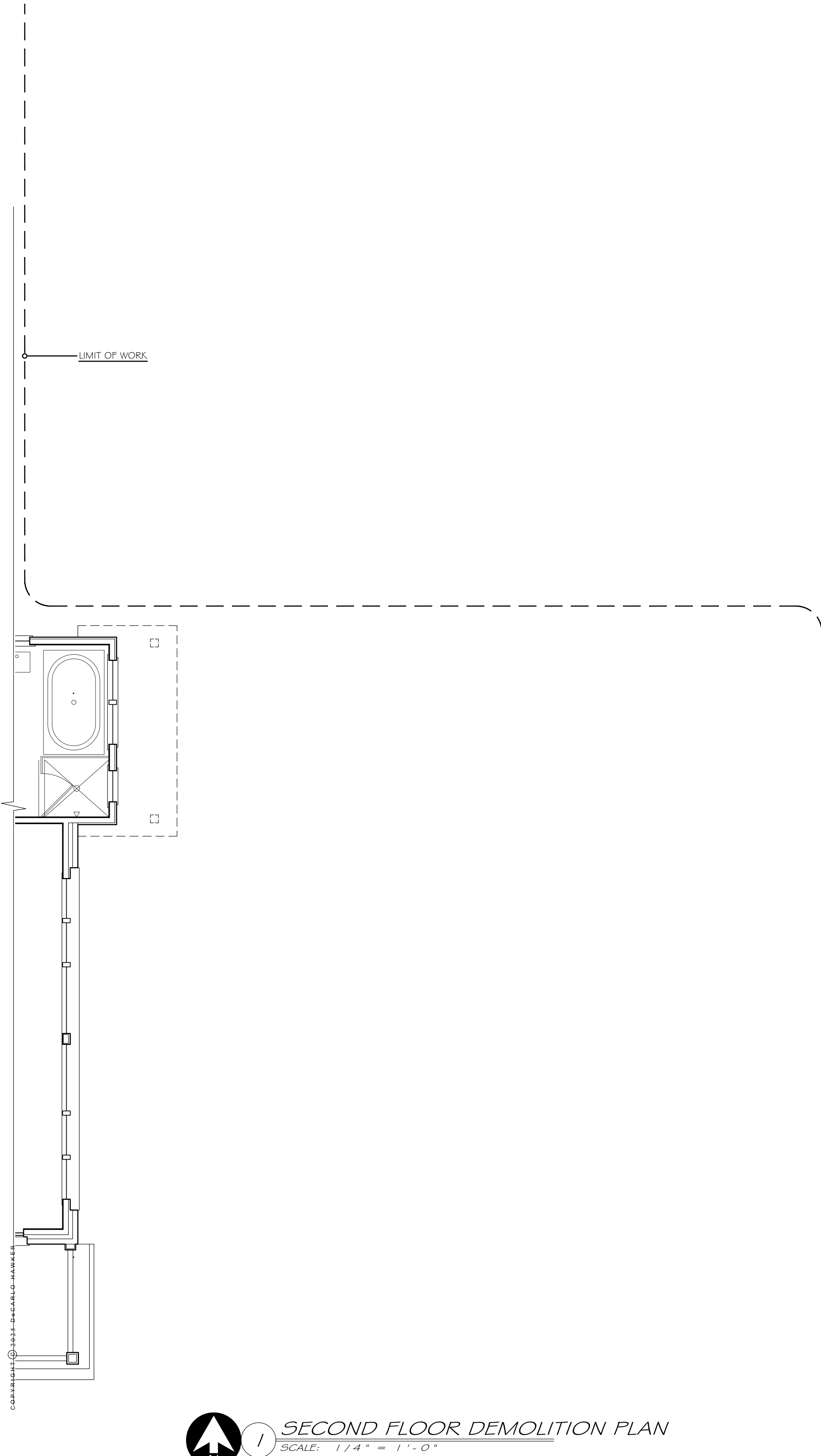
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

2ND FLOOR
DEMOLITION PLAN

D1.2

NOT RELEASED FOR CONSTRUCTION



DEMO KEYNOTES

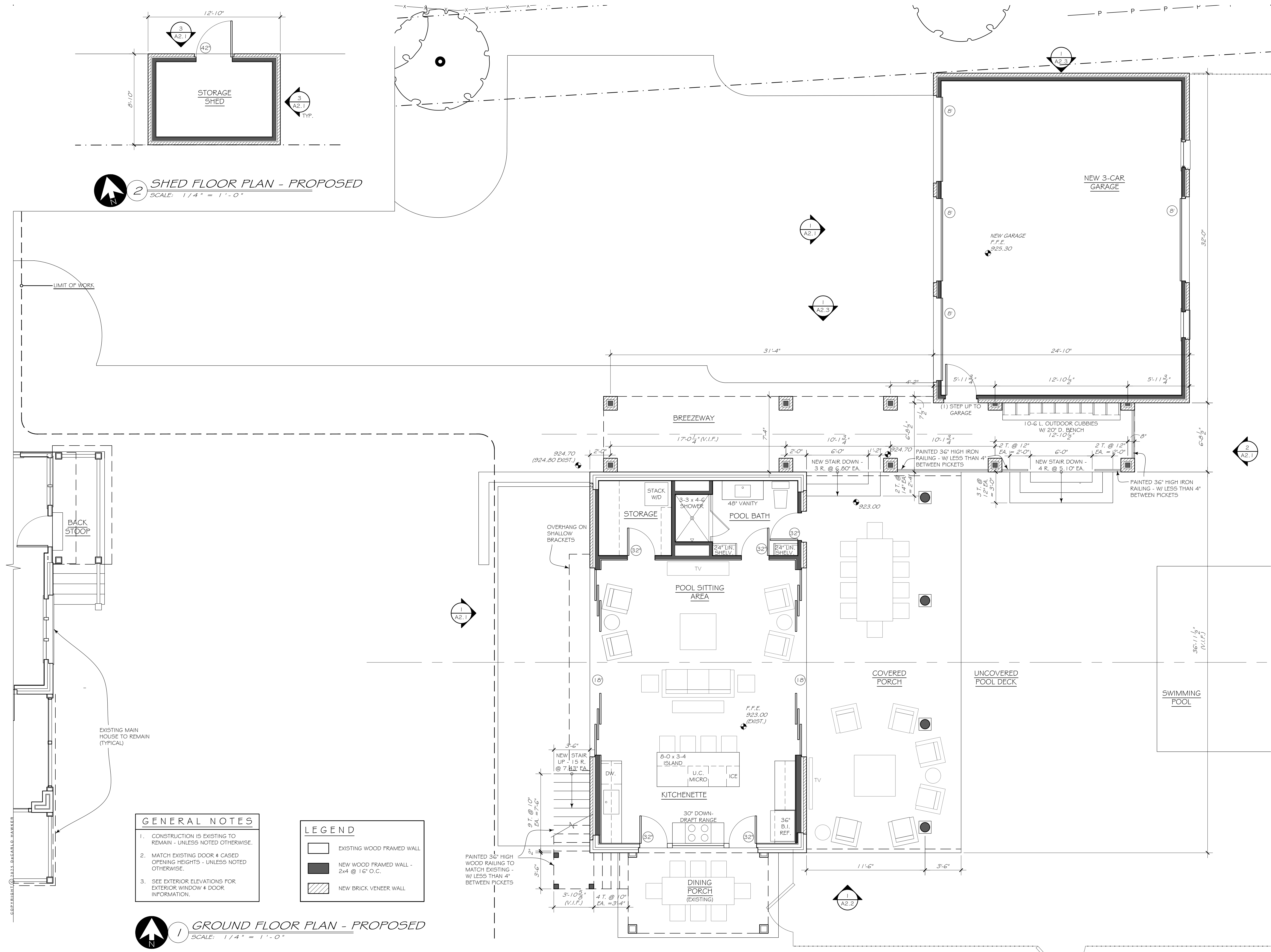
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- 5 REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
- 6 REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
- 7 REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
- 8 REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
- 9 REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

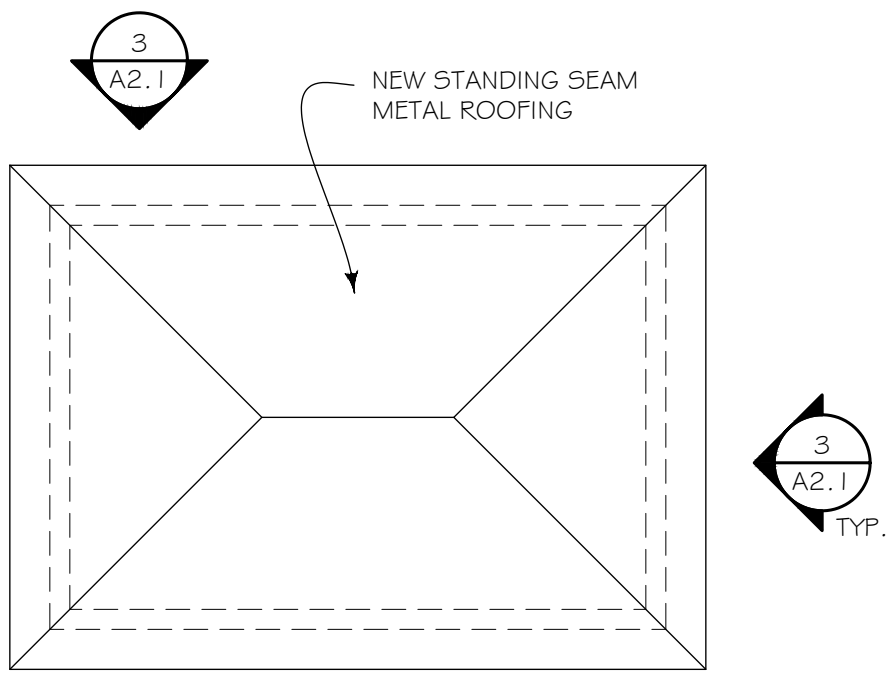
DEMOLITION
GENERAL NOTES

- 1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
- 2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
- 3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
- 4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

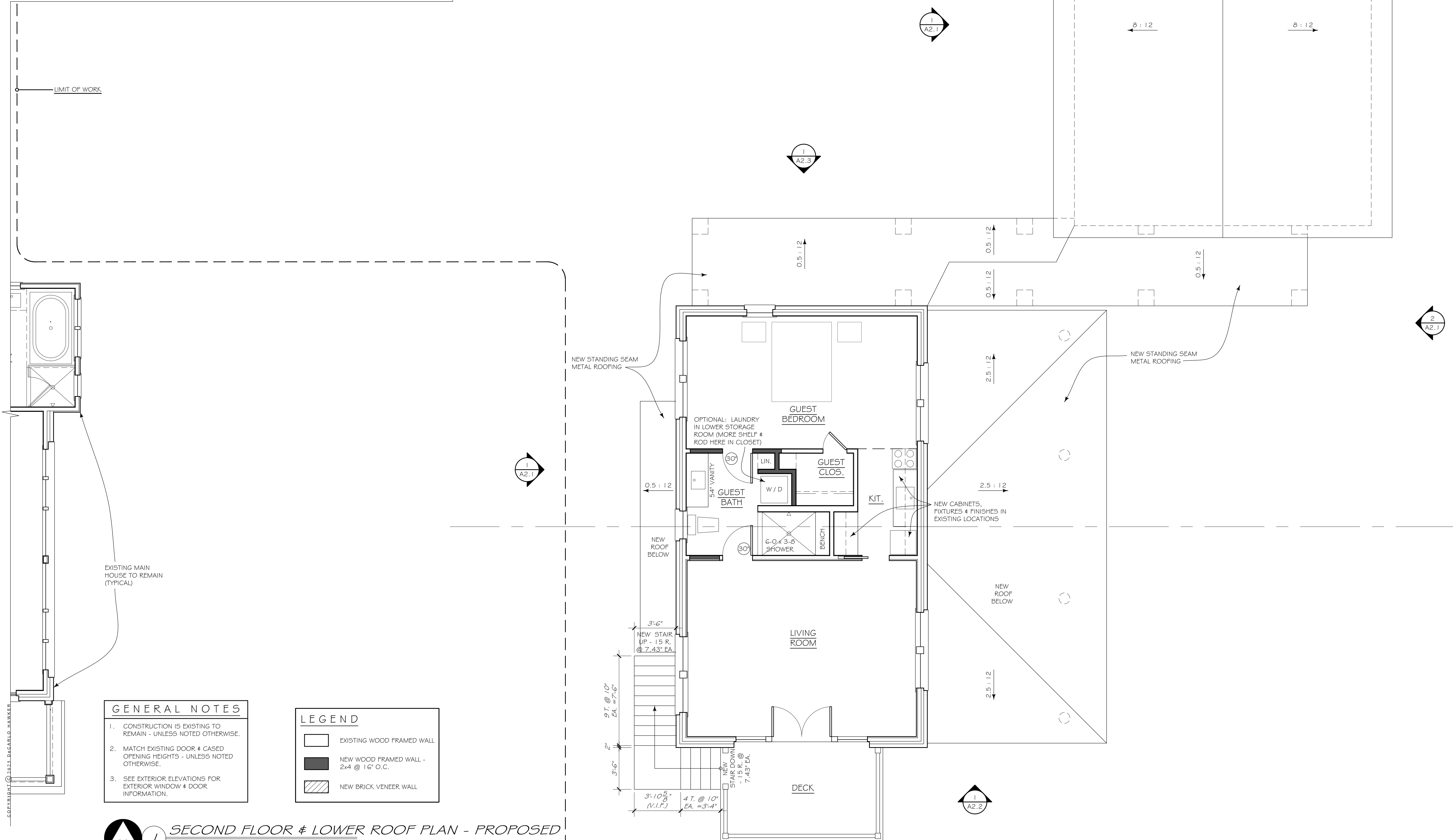
LEGEND

- EXISTING WOOD FRAMED WALL TO REMAIN
- EXISTING WALL TO BE REMOVED





2 LOWER ROOF PLAN - SHED
SCALE: 1/4" = 1'-0"



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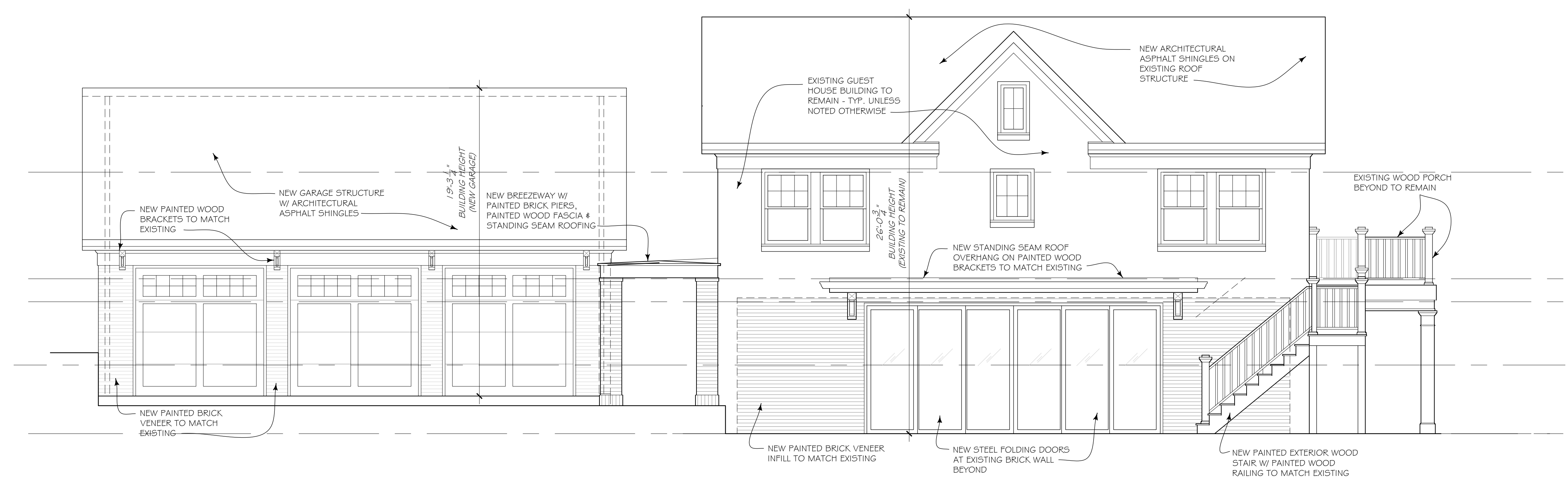
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JOB NO. 2429

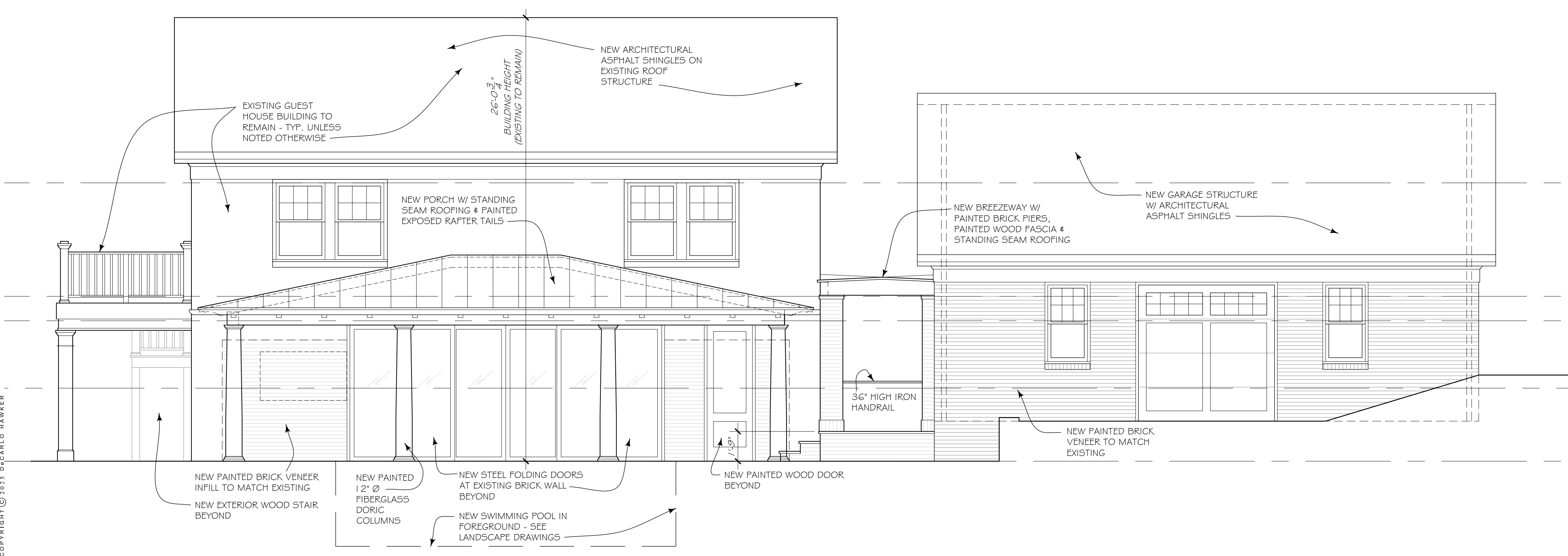
2ND FLOOR PLAN
& LOWER ROOF
PLAN - PROPOSED

A1.2

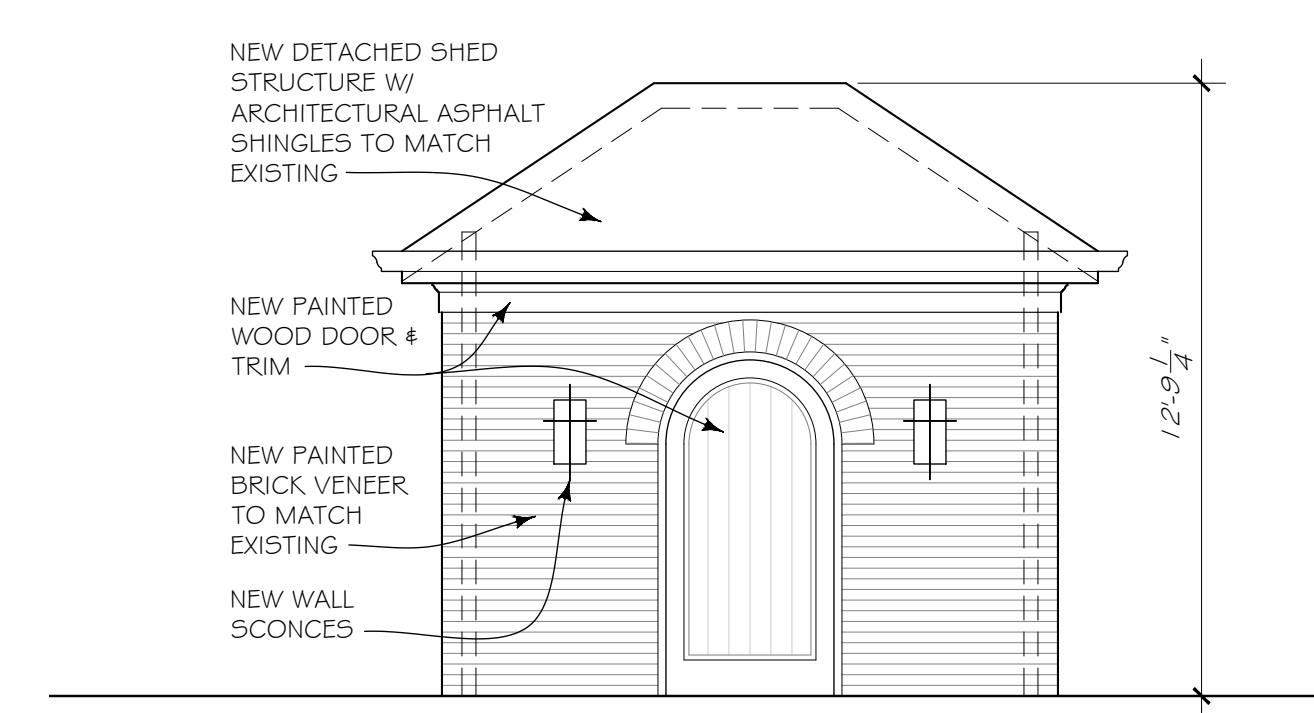
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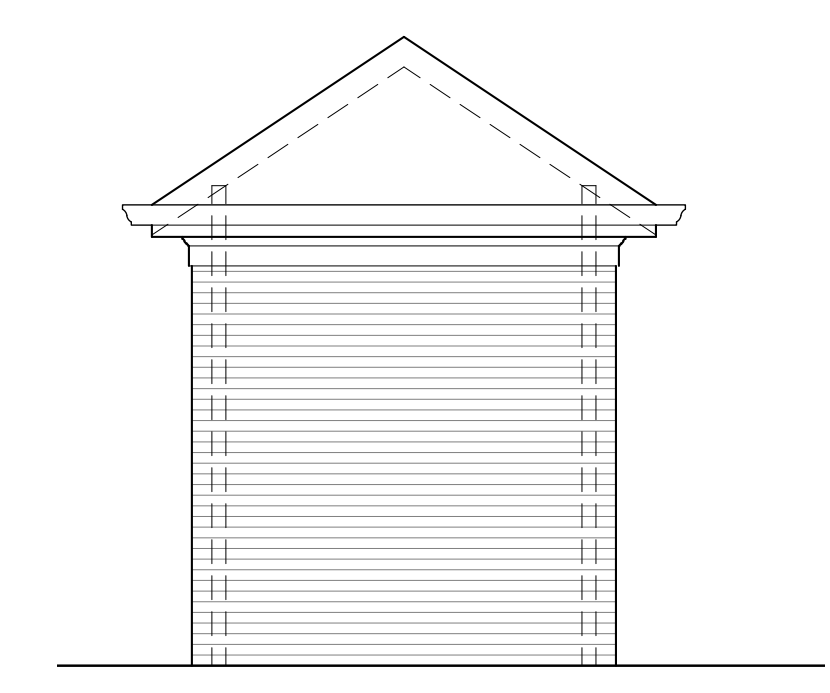
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SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



3 FRONT EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"



4 SIDE EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"

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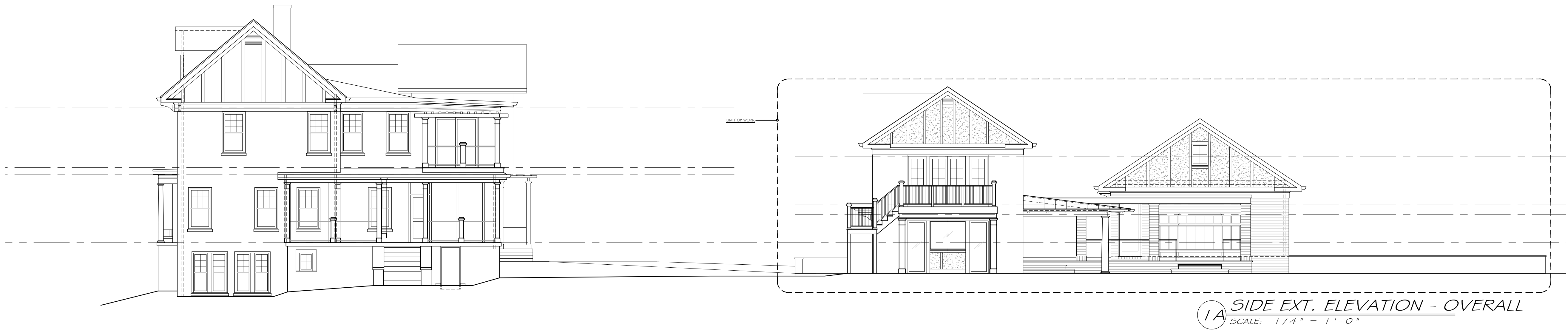
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JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

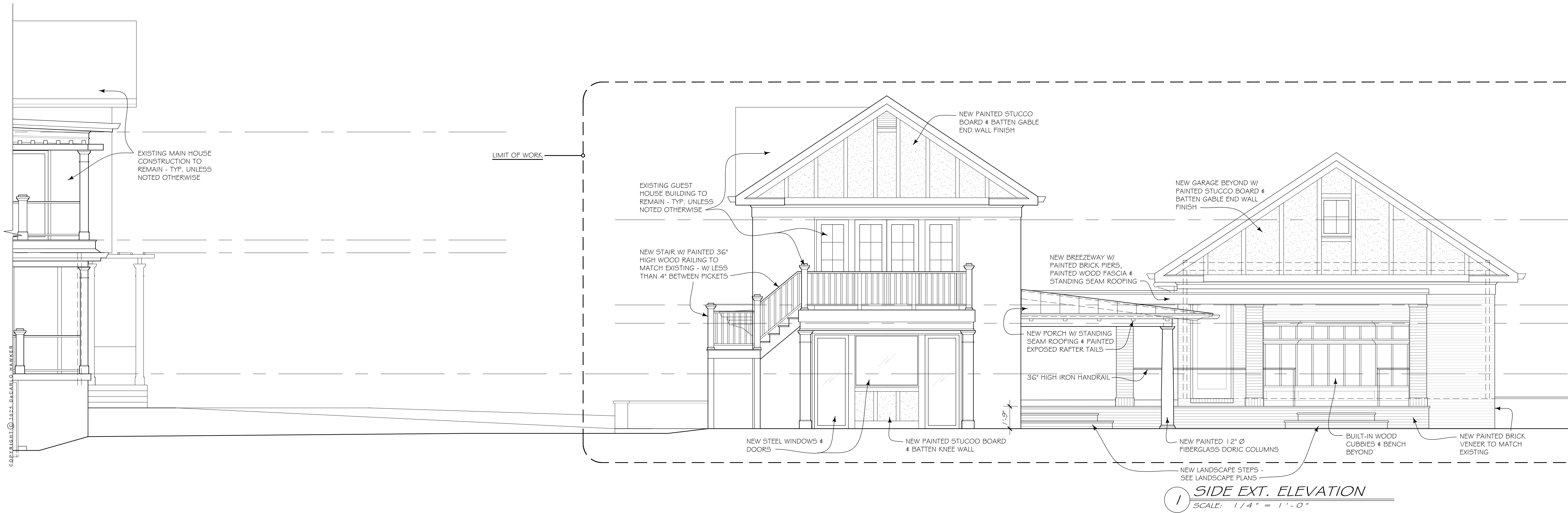
A2.1

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1A SIDE EXT. ELEVATION - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN



1 SIDE EXT. ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NO. 2429

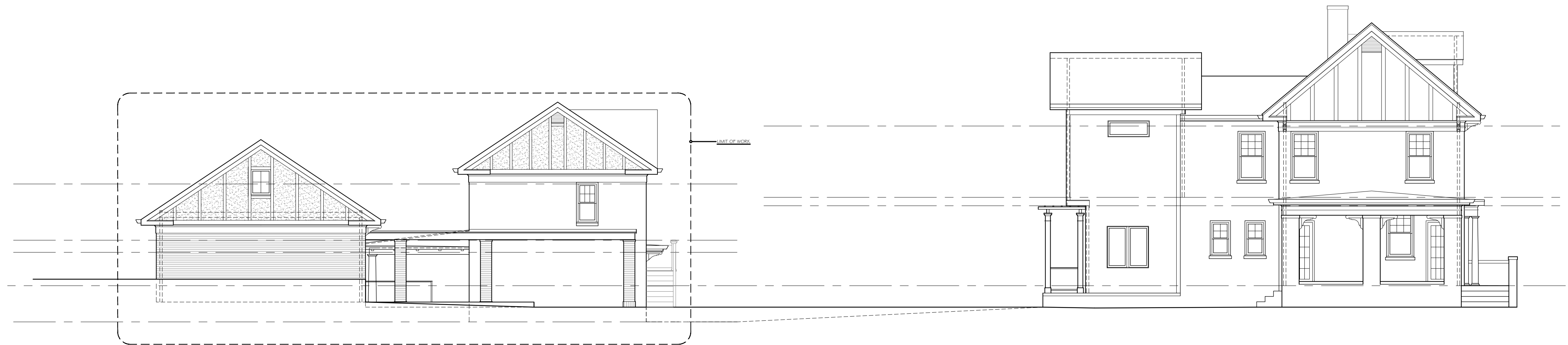
EXTERIOR
ELEVATIONS
- PROPOSED

A2.2

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1A SIDE EXT. ELEVATION @ DRIVEWAY - OVERALL
SCALE: 1/4" = 1'-0"

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04 MAR 2025 CONCEPTUAL DESIGN

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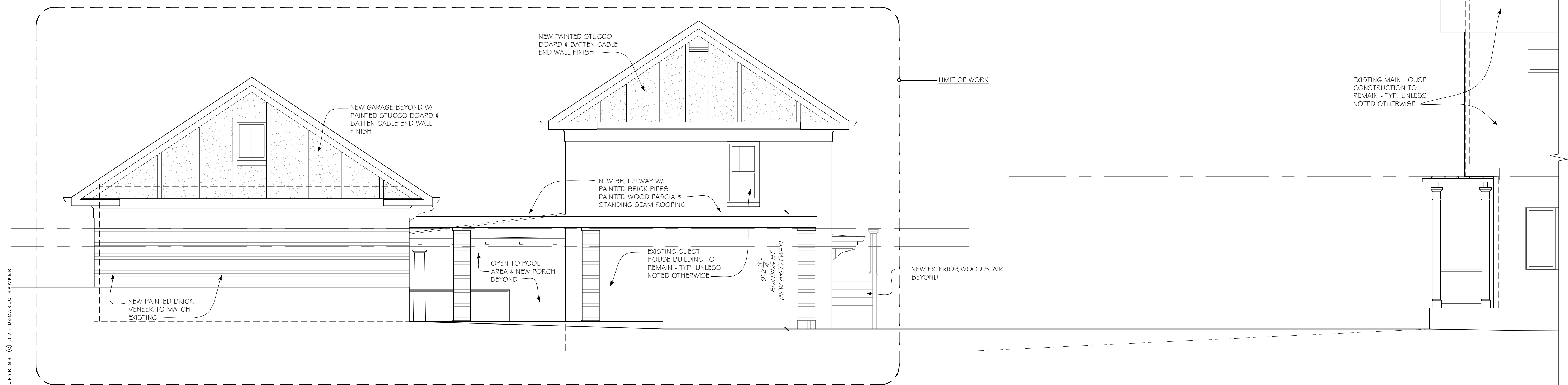
ADDITION & RENOVATION
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ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.3

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1 SIDE EXT. ELEVATION @ DRIVEWAY
SCALE: 1/4" = 1'-0"



1 FRONT EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A FRONT EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2A REAR EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

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ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.4

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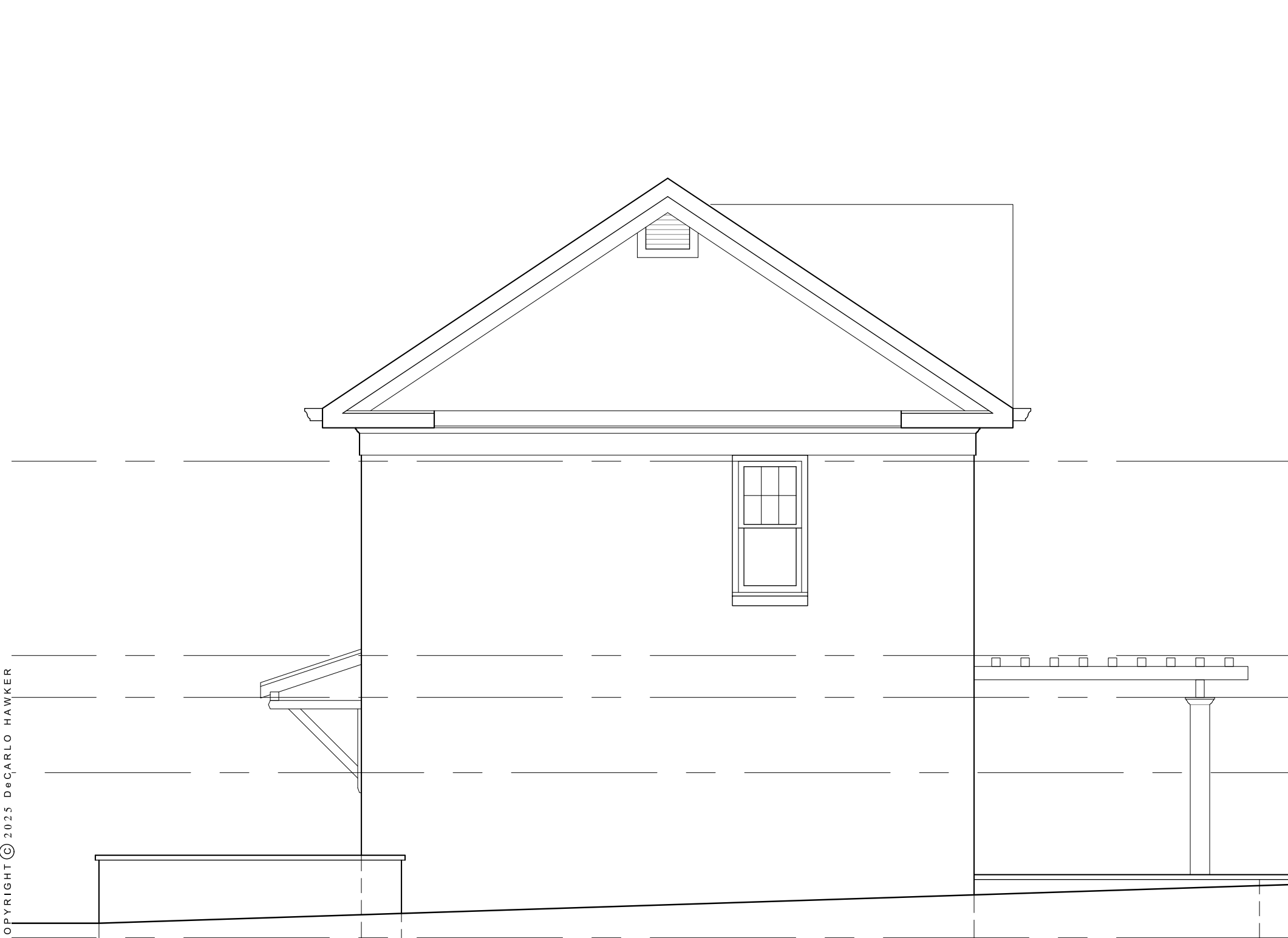


1 SIDE EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A SIDE EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS



2A SIDE EXT. ELEVATION @ DRIVEWAY - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 SIDE EXT. ELEVATION @ DRIVEWAY - EXISTING
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.5

NOT RELEASED FOR CONSTRUCTION

From: [Davis Bishop](#)
To: [Wells, Debora M](#)
Cc: [Paige V. Jennings](#); [Bragg, Rachel L.](#); [Brian Field](#)
Subject: Re: Historic Preservation Commission SIGN TEMPLATE and Instructions - D. 971 Oakdale Road_1247562
Date: Friday, June 6, 2025 11:01:52 AM

Good afternoon,

We would like to formally request that our project at 971 Oakdale be deferred from the upcoming June 16th meeting. We need additional time to finalize the proposed landscape design.

Thank you,

Davis Bishop, PLA
Landscape Architect



Please note our address has changed

FIELD Landscape Architecture LLC
195 Arizona Ave NE , Unit LW4
Atlanta, GA 30307
p: 404-831-7180
e: davis@fieldla.com
w: www.fieldla.com

On Fri, Jun 6, 2025 at 9:43 AM Wells, Debora M <dmwells@dekalbcountyga.gov> wrote:

Please 'Reply All' To Email Correspondence

Good Afternoon

This correspondence pertains to the sign posting requirements for your upcoming Historic Preservation Committee (HPC) case. For an effective public notification, please follow these instructions to ensure proper sign posting:

1. The signs can be ordered from a sign company of your choice using the attached template and instructions.
2. Post your sign no later than **June 6, 2025**, ensuring it's positioned for clear visibility to cars approaching from each direction, not merely facing the street.
3. One sign should be posted for each street frontage of your property. If your property fronts on two streets, then two signs are required, and so on.

4. Once the sign is posted, please send a photo as documentation to our planning staff.
5. **If your application has been deferred from a previous meeting**, you may update your existing sign with a sharpie to reflect the new meeting date and other pertinent information. After making these necessary updates, send pictures of the updated sign back to our staff for documentation purposes (new sign template attached)

Your application is scheduled for review during the **HPC Meeting on Monday, June 16, 2025**, at 6:00 pm via Zoom. As a reminder, it is mandatory for the applicant or their representative to attend the meeting. During the session, you will have the opportunity to present your case, respond to any questions from the HPC, and listen to public comments.

Meeting Details

Date: June 16, 2025

Time: 6:00 PM

Location: Zoom (see attached agenda for link)

Should you have any questions or need further assistance regarding sign posting or any other aspect of the process, please do not hesitate to contact us. We are here to support you throughout this process.

Thank You!



Government Services Center
178 Sams Street
Decatur, GA 30030



Debora M. Wells

Admin Specialist/Office Management
Planning & Sustainability Department
Current Planning/Zoning Division

● dmwells@dekalbcountyga.gov
● 470.650.9475 County Cell



DeKalbCountyGa.gov/planning

From: [Davis Bishop](#)
To: [Paige V. Jennings](#)
Cc: [Brian Field](#); [Michael DeCarlo](#)
Subject: Re: Historic Preservation Committee (HPC) Staff Report and May 19, 2025 Meeting Agenda - 971 Oakdale Road
Date: Friday, May 16, 2025 3:46:52 PM
Attachments: [image001.png](#)

Good afternoon Paige,

Thank you for sending. We do notice two items on the Summary that need to be clarified/modified. We can discuss these further during the Monday call.

3. Construct breezeway. A breezeway will be constructed to connect the guest house, proposed garage, and the rear of the main house. The breezeway will be constructed with painted brick piers, painted wood fascia, a standing seam hipped roof, and a 36" high iron handrail.

- Our proposal is for the breezeway to connect the garage and guest house, and terminate at the guest house corner without connecting to the main residence.

5. Renovate existing driveway. The existing driveway beyond the rear corner of the house will be removed and reduced to connect to the proposed driveway. The new portion of the driveway will match the existing driveway in material.

- We're proposing that the new portion of the driveway be a decorative exposed aggregate material, this is noted on the site plans and images. If this request is denied, we are okay with matching new with the existing.

Thanks and have a great weekend.

Davis Bishop, PLA
Landscape Architect



Please note our address has changed

FIELD Landscape Architecture LLC
195 Arizona Ave NE , Unit LW4
Atlanta, GA 30307
p: 404-831-7180
e: davis@fieldla.com
w: www.fieldla.com

On Fri, May 16, 2025 at 2:47 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Please see the staff report attached to this email regarding the application for 971 Oakdale Road, for the upcoming HPC Meeting on Monday, May 19th, at 6pm. The agenda, including a link for the Zoom meeting, has been attached to this email as well.

If there are any issues or discrepancies with the work summarized in the staff report, please let us

know before Monday's meeting so that we may adjust accordingly. A reminder that staff reports are summaries of the proposed work with a recommendation from staff and relevant guidelines from the [Druid Hills Design Manual](#) – **not a determination**. The Historic Preservation Commission (HPC) will make a decision regarding the application during the scheduled meeting after applicants and members of the public have an opportunity to speak. If you have any questions regarding this process or if we can provide any additional information, please do not hesitate to reach out.

Thank you and have a great day!

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



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)

From: [Hamish Caldwell](#)
To: [Paige V. Jennings](#); kyle.j.kinsell@gmail.com
Subject: 971 Oakdale HPC
Date: Monday, May 19, 2025 12:01:05 PM

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

Hello Ms Jennings. I spoke with Mr Kinsell (cc'd here) and the following is a summary of my notes. Please include this email in the record and share with HPC members before they consider the application at the HPC meeting tonight. And please "reply all" to confirm receipt.

Kyle – thank you for your time today. Please "reply all" to comment if you see any concerns or I misunderstood anything.

<!--[if !supportLists]-->A. <!--[endif]-->PLANTINGS

The application documents are unclear as to specifically what will be planted along the border between 971 Oakdale & 1366 The By Way.

Mr Kinsell confirmed that the plans will be modified to show those plantings will be

- 1) EVERGREEN and
- 2) be with typical heights of 15-20 FEET and
- 3) be of an interspersed variety of a few species and
- 4) be planted in a natural, off-center staggered fashion.

These modifications will make the area along our shared property line consistent with the higher and denser coverage the Kinsells already have existing along their border with their other abutting neighbor on my west side.

<!--[if !supportLists]-->B. <!--[endif]-->POOL FENCE

The application documents are unclear as to what retaining wall and/or fencing is planned for around the pool area at a perpendicular viewing angle from my home.

Mr Kinsell described that it will be a black railing fence with possibly no wall if ground terrain slope can handle it, or minimal retaining height such as 18". There might be some hedging.

<!--[if !supportLists]-->C. <!--[endif]-->DRAINAGE

A hydrology plan is expected to be done as part of and before the completion of the Dekalb County permitting process. This plan will address drainage and flooding concerns for during construction and for permanently afterwards, including in the event of a leak in the swimming pool.

I will attend the meeting tonight to ask that these modifications be included as conditions of approval from HPC.

Please let me know if you have any questions.

Thank you. Hamish Caldwell

1366 The By Way NE, Atl, GA 30306

404 403 8000

From: [Davis Bishop](#)
To: [Wells, Debora M](#)
Cc: [Paige V. Jennings](#); [Bragg, Rachel L.](#)
Subject: Re: Historic Preservation Commission SIGN TEMPLATE - H. 971 Oakdale Road_1247562
Date: Tuesday, July 8, 2025 12:22:47 PM
Attachments: [image001.png](#)

Received thank you. We would like to request that our project be deferred from the upcoming July, 21st agenda.

Best,
Davis Bishop, PLA
Landscape Architect



Please note our address has changed

FIELD Landscape Architecture LLC
195 Arizona Ave NE , Unit LW4
Atlanta, GA 30307
p: 404-831-7180
e: davis@fieldla.com
w: www.fieldla.com

On Tue, Jul 1, 2025 at 10:36 AM Wells, Debora M <dmwells@dekalbcountyga.gov> wrote:

Good Morning

This correspondence pertains to the sign posting requirements for your upcoming Historic Preservation Committee (HPC) case. For an effective public notification, please follow these instructions to ensure proper sign posting:

1. The signs can be ordered from a sign company of your choice using the attached template and instructions.
2. Post your sign no later than **July 11, 2025**, ensuring it's positioned for clear visibility to cars approaching from each direction, not merely facing the street.
3. One sign should be posted for each street frontage of your property. If your property fronts on two streets, then two signs are required, and so on.

4. Once the sign is posted, please send a photo as documentation to our planning staff.
5. **If your application has been deferred from a previous meeting**, you may update your existing sign with a sharpie to reflect the new meeting date and other pertinent information. After making these necessary updates, send pictures of the updated sign back to our staff for documentation purposes (new sign template attached)

Your application is scheduled for review during the **HPC Meeting on Monday, July 21, 2025**, at 6:00 pm via Zoom. As a reminder, it is mandatory for the applicant or their representative to attend the meeting. During the session, you will have the opportunity to present your case, respond to any questions from the HPC, and listen to public comments.

Meeting Details

Date: **July 21, 2025**

Time: **6:00 PM**

Location: **Zoom (see attached agenda for link)**

Should you have any questions or need further assistance regarding sign posting or any other aspect of the process, please do not hesitate to contact us. We are here to support you throughout this process.

Debora M. Wells

Administrative Specialist

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

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

Email: dmwells@dekalbcountyga.gov

Office: 470-650-9475



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)



(5) ALTA SOUTHERN MAGNOLIA,
10' HT INSTALL

(6) NELLIE R STEVENS HOLLIES, 8'
HT INSTALL

TO BE PLANTED MIN 8' ON CENTER

Kinsell Residence
971 Oakdale Rd NE , Atlanta, GA

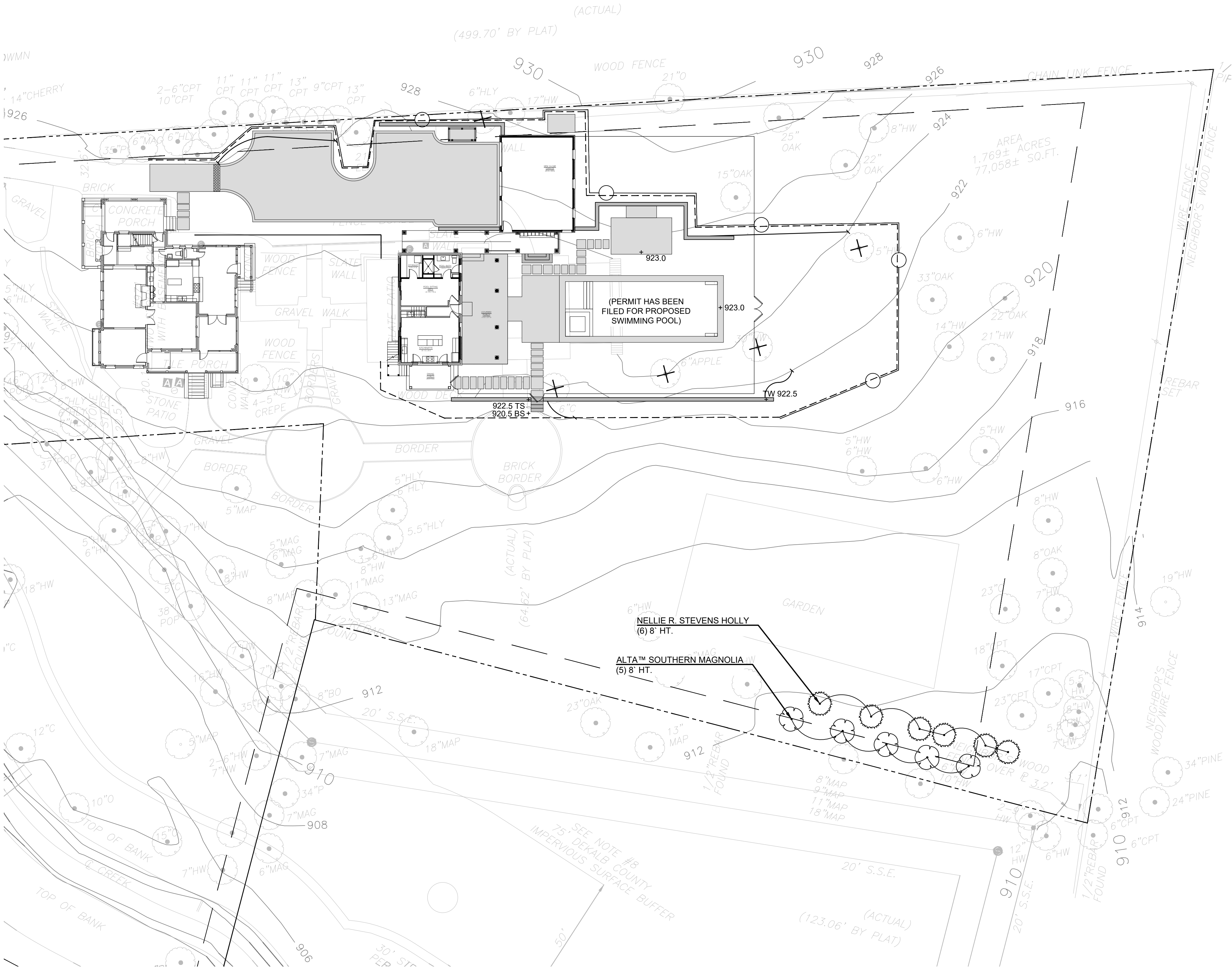
HOMEOWNER:
KYLE KINSELL
971 OAKDALE ROAD
ATLANTA, GA 30307
PH: 678-576-1002

ZONING: R-85, (DRUID HILLS)

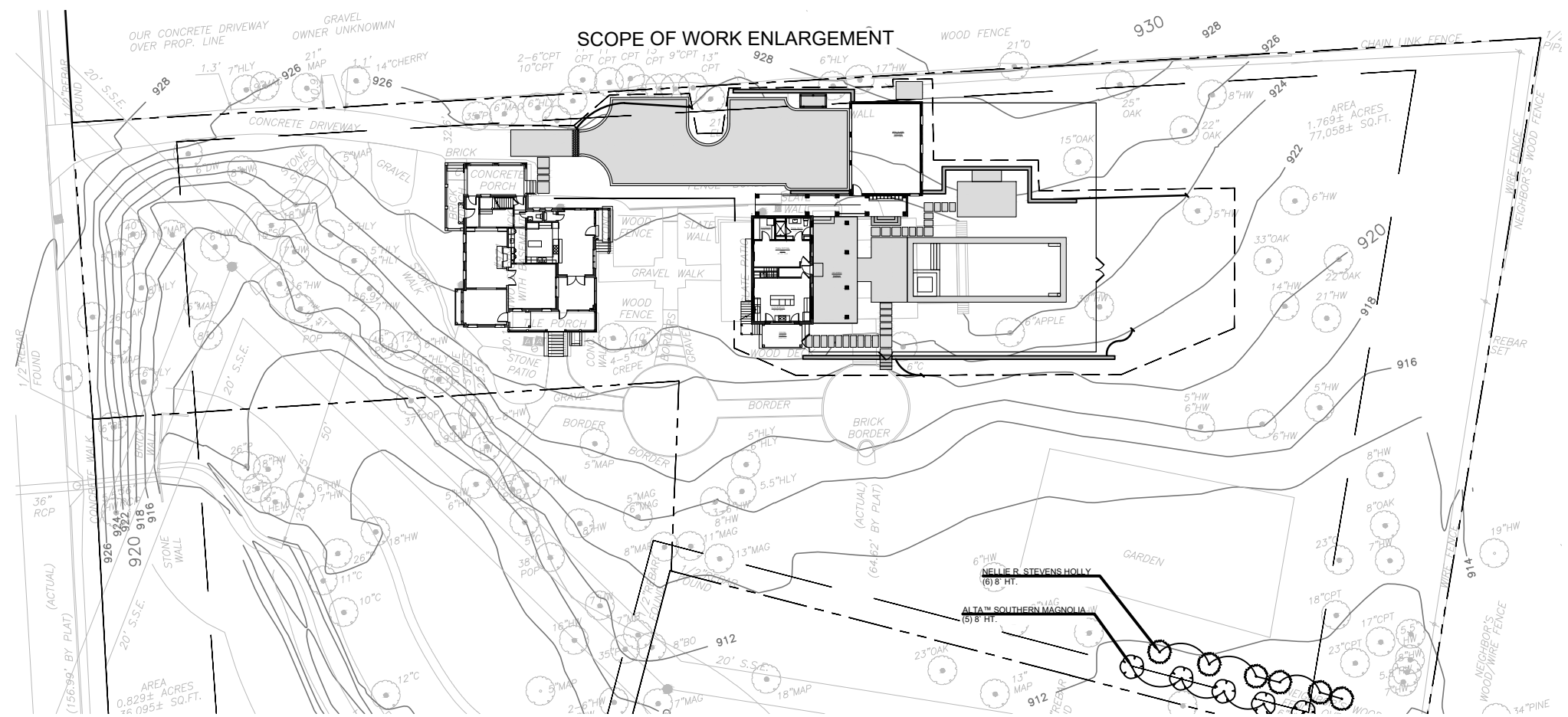
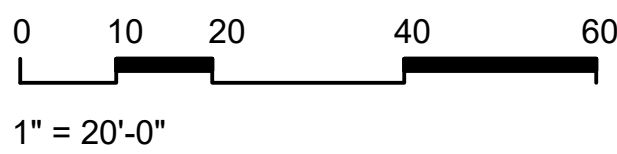
MINIMUM LOT SIZE: 12,000 SF

SETBACKS
FRONT: 50 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LOT SIZE: 77,058 SF
1.77 AC



PROPERTY LINE SCREEN PLANTING
SCALE: 1" = 20'-0"



CONTEXT PLAN
SCALE: 1" = 50'-0"

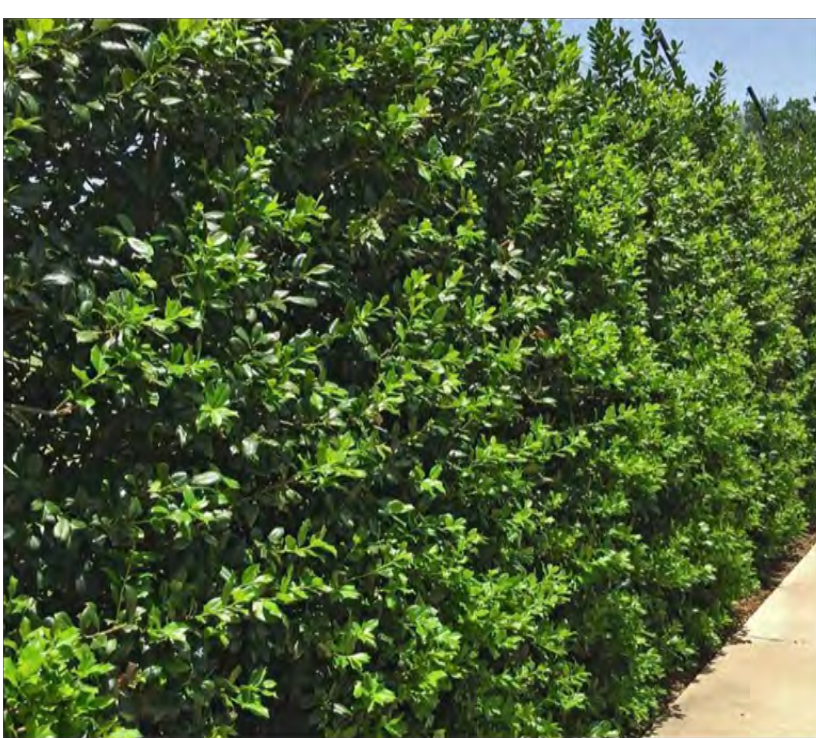
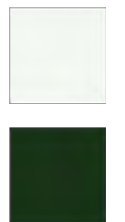
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES				
5	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8' HT.	B&B
4	Magnolia grandiflora 'TMGH'	Alta™ Southern Magnolia	8' HT.	B&B
9	SUBTOTAL:			

PLANTING SCHEDULE



Magnolia grandiflora 'Alta', Alta Southern Magnolia
15-20'/5-9'
Full sun
Summer bloomtime
Evergreen



Ilex x 'Nellie R. Stevens', Nelly R. Stevens Holly
15-20'/10'
Partial to full sun
Spring bloomtime
Evergreen



LEGEND	
	TP (TREE PROTECTION FENCE)
	Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
	Sd1-H (STAKED HAY BALES)
	PROPERTY LINE
	SET BACKS
	CRITICAL ROOT ZONE
	STRUCTURAL ROOT PLATE
	EXISTING TREE TO BE REMOVED

FIELD LANDSCAPE ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



Know what's below.
Call before you dig.



RELEASED FOR
CONSTRUCTION

SEAL:



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
SCREEN PLANTING PLAN
HPC CERTIFICATE OF
APPROPRIATENESS

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:
1. 07/31/2025 HPC REVIEW

SHEET:

L-1.01