

DeKalb County Historic Preservation Commission

Monday, April 21, 2024- 6:00 P.M.

Staff Report

Regular Agenda

G. 1082 Oakdale Road, Alice Johnson Design. Replace and modify front entry and front walkway, replace driveway, and expand parking pad. **1247466**

Built in 1920 (18 002 04 039)

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

- 08-17 1082 Oakdale Road (DH), Adam Stillman. Build a rear addition, enclose a screened porch, build a detached garage, install a new fence, remove some pavement and replace wood shutters. 21732. **Approved.**
- 10-17 1082 Oakdale Road (DH), Adam Stillman. Modify the previously approved CoA to replace the screen panels on the front right side porch, widen the rear veranda, replace lap siding with stucco on the rear addition and garage, and build two retaining walls and a patio in the backyard. 21870. **Approved with Modification.**
- 11-17 1082 Oakdale Road (DH), Adam Stillman. Providing a brick sample as requested in by the HPC in October. 21870. **Approved.**
- 12-17 1082 Oakdale Road (DH), Patrick Beugnon. Modify the previously approved CoA to replace the front door and sidelights and reroof the front porch with metal. 21984. **Approved.**
- 06-18 1082 Oakdale Road (DH), Patrick Beugnon. Replace the backyard fence install an outside fireplace and install an outdoor kitchen. 1235004. **Approved with Modification.**
- 07-18 1082 Oakdale Road (DH), Patrick Beugnon. Modify the previously approved plan to relocate the driveway gate, enlarge the garage and build a pergola, arbor and walkway. 1235074. **Approved with Modification.**
- 08-18 1082 Oakdale Road (DH), Patrick Beugnon. Modify the previously approved CoA to enlarge the garage. 1235183 **Approved with Modification.**
- 11-19 1082 Oakdale Road (DH), Karen Soorikian. Enclose a screened porch at the end of the house. 1243607. **Approved.**
- 11-19 1082 Oakdale Road (DH), Mark Parmelee. Relocate a fence and build a swimming pool, paved deck, retaining walls and cabana in the backyard. 1243624. **Approved with Modification.**
- 03-25 1082 Oakdale Road, Alice Johnson Design. Replace and modify front entry and front walkway, replace driveway, and expand parking pad. 1247466. **Partially approved, Partially deferred.**

Summary

April 2025

The applicant proposes replacing the current single wood door and side-lites entry with a set of French doors. The applicant also proposes removing the four (4) brick piers on the front patio area in order to install a 36" metal railing. The railing will continue down the stairs inside of the existing cheek walls.

Staff conducted a site visit on March 27th and examined the front entrance and patio area. Staff concluded after closer inspection that the front entrance was not original to the property and that the door and side lites were later additions to the front façade. Staff also concluded that the brick piers on the front patio are original to the front entrance and is a character defining feature of the house and area, as the style of piers is commonly seen throughout the district.

March 2025

The applicant proposes the following work:

1. Replace front entry. The applicant proposes replacing the current single wood door and sidelites entry with a set of French doors. The original front door and sidelines were replaced in-kind in 2017, maintaining the single door and surroundings design. The applicant also proposes removing the four (4) brick piers in order to install a 36" metal railing. The railing will continue down the stairs inside of the existing cheek walls.
2. Replace front walkway. The current 5' concrete walk and curb will be demolished and replaced with a 4' wide walkway with a banding/boarder. The walk will be constructed with concrete or bluestone field tiles with either a brick or granite border.
3. Replace driveway. The current concrete driveway will be replaced with a new concrete or asphalt driveway with either a granite or brick border. The footprint and size of the driveway will remain unchanged.
4. Expand existing parking pad. The current upper parking pad, located in the backyard in front of the garage and measuring 625 square feet, will be expanded by 144 square feet. The final parking pad will measure 769 square feet.

Recommendation

Approve with Modifications. Staff recommends the replacement of the front door and surroundings, as they are not original to the property and their replacement does not appear to have a substantial adverse effect on the district. Staff recommends that the front door be replaced with the proposed pair of 10-lite wood French doors, as this door design was available during the period of construction for the property and will have minimal effect on the exterior façade of the house.

Staff recommend that in accordance with guidelines 6.1.2 and 6.1.3, the brick piers located on the front patio should be retained; the proposed metal railing may be installed between or through the brick piers in order to create a boundary around the patio for safety and usability.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 2/24/25 Date Received: _____
Address of Subject Property: 1082 Oakdale Road, NE, Atlanta, GA 30307
Applicant: Alice Johnson DESIGN E-Mail: alicejohnson411@gmail.com
Applicant Mailing Address: 1403 Emory Road, NE, Atlanta, GA 30306
Applicant Phone: 404-909-0057

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

Owner(s): Elisa Kodish Email: elisa.kodish@nelsonmullins.com
Owner(s): Thad Kodish Email: tkodish@fr.com
Owner(s) Mailing Address: 1082 Oakdale Road, NE, Atlanta, GA 30307
Owner(s) Telephone Number: Elisa (404)550-1044, Thad (404)849-3536

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1920

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:

- Owner requests CoA to do the following:
1. Replace the non-historic wood entry door and sidelites with a new pair of French doors.
 2. Remove the existing 4 brick piers at the entry terrace level to allow for a continuous 36" high metal railing to be installed per code. Railing to continue down the stairs inside of existing cheek walls.
 3. Demo the existing 5' wide concrete sidewalk & curb and replace with a 4' wide sidewalk with banding/border - materials: concrete or bluestone field with brick or granite border.
 4. Replace existing concrete driveway with new concrete or asphalt driveway with granite or brick border. Overall width to remain the same.
 5. Expand the upper parking pad to the left in front of the garage (behind the ex. metal fence/gate) - Lot coverage to be verified.

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

Signature of Applicant: _____



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: Thad & Elisa Kodish

being owner(s) of the property at: 1082 Oakdale Road NE, Atlanta, GA 30307

hereby delegate authority to: Alice Johnson DESIGN

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

Elisa Kodish

Signature of Owner(s): Elisa Kodish (Feb 24, 2025 14:14 EST)

Date: 2-24-25

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 (404/371- 2155). 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.

Signature:

Email: tkodish@fr.com

1082 Oakdale Road, NE, Atlanta, GA 30307

Submitted by Alice Johnson DESIGN on behalf of Thad & Elisa Kodish, Owners

Description:

Located in the Druid Hills Landmark Historic District, the existing 2-story traditional brick home is was constructed in 1920.

Scope of Proposed Work”

Owners request the following alterations:

1. Replace the non-historic wood entry door and sidelites with a new pair of French doors (original door/sidelites were removed and replaced (CoA 12/18/2017).
2. Remove the existing 4 brick piers at the entry terrace level to allow for a continuous 36" high metal railing to be installed per code. Railing to continue down the stairs inside of existing cheek walls - The terrace varies between 4'-5' above grade. It measures 48" in depth with the piers spaced 53" apart. Given the piers are 17-1/2" square in plan and 18" in height, use of the terrace is difficult and narrow and does not meet code without a rail.
3. Demo the existing 5' wide concrete walk & curb and replace with a 4' wide walk with banding/border - materials: concrete or bluestone field with brick or granite border.
4. Replace existing concrete driveway with new concrete or asphalt driveway with granite or brick border. Footprint to match existing.
5. Expand the upper parking pad to the left in front of the garage (behind the ex. metal fence/gate) to alleviate tightness of turnaround. Lot coverage to be verified per zoning.



View of Front Elevation from Street



View from Left R.O.W.



View from Right side R.O.W.



View of Terrace



View of Terrace/Stoop



View Down Driveway From Parking Pad



View of rear from driveway



View of Rear Elevation

Samples of Double Door Entries in Druid Hills:



Springdale Road

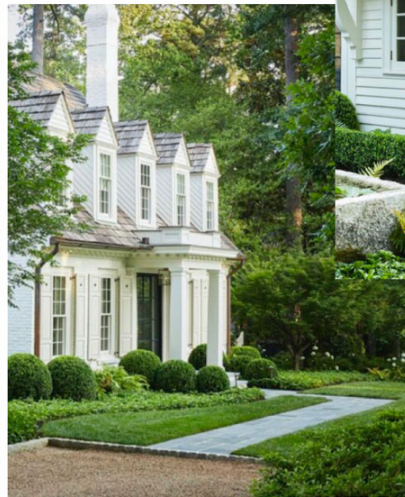


Oakdale Road



Springdale Road

Samples of stone walkway:



Option 2: Borderless Bluestone Ashlar Pattern Walkway

From: alicejohnson411@gmail.com
To: [Paige V. Jennings](#)
Subject: RE: Questions Regarding Application for 1082 Oakdale Road
Date: Tuesday, March 11, 2025 3:44:23 PM

Hi Paige,

Here are the answers:

1. The current size of the parking pad (the concrete area behind the gate) is 625 sf; we are adding 144 s.f. So the total is 769 sf. With the reduction of the width of the front walk, the total lot coverage will be at 35%.
2. The roof structure above the entry will remain as is – we are mainly addressing the removal of the piers and addition of a rail due to not being able to use the terrace and the safety/code issue given the height above grade, and the entry doors replacement.
3. The total size of the driveway will remain the same width it is now since lot coverage is tight – if they chose to add the border it will lie within the existing footprint – it will most likely boil down to budget.

Hope this helps – let me know if you require more clarification.

Thank you,

Alice
Alice Johnson DESIGN
404-909-0057

From: alicejohnson411@gmail.com <alicejohnson411@gmail.com>
Sent: Tuesday, March 11, 2025 2:46 PM
To: 'Paige V. Jennings' <pvjennings@dekalbcountyga.gov>
Subject: RE: Questions Regarding Application for 1082 Oakdale Road

Hi Paige,

I was out of the office this am with a medical procedure but will get back to you this afternoon.

Alice

From: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Sent: Tuesday, March 11, 2025 12:31 PM
To: alicejohnson411@gmail.com
Subject: Questions Regarding Application for 1082 Oakdale Road

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, March 18th. Before finalizing our report on the application for 1082 Oakdale Road, could you please provide information for the following questions?

1. What is the current size of the parking pad and what size will the parking pad be expanded to?
2. Will the awning above the front entry remain?
3. Will the total size of the driveway include the granite or brick boarder, or will the new driveway be expanded in size to accommodate the boarder?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige



Government Services Center
178 Sams Street
Decatur, GA 30030

Paige V. Jennings

Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division
pvjennings@dekalbcountyga.gov
470.829.7341 County Cell

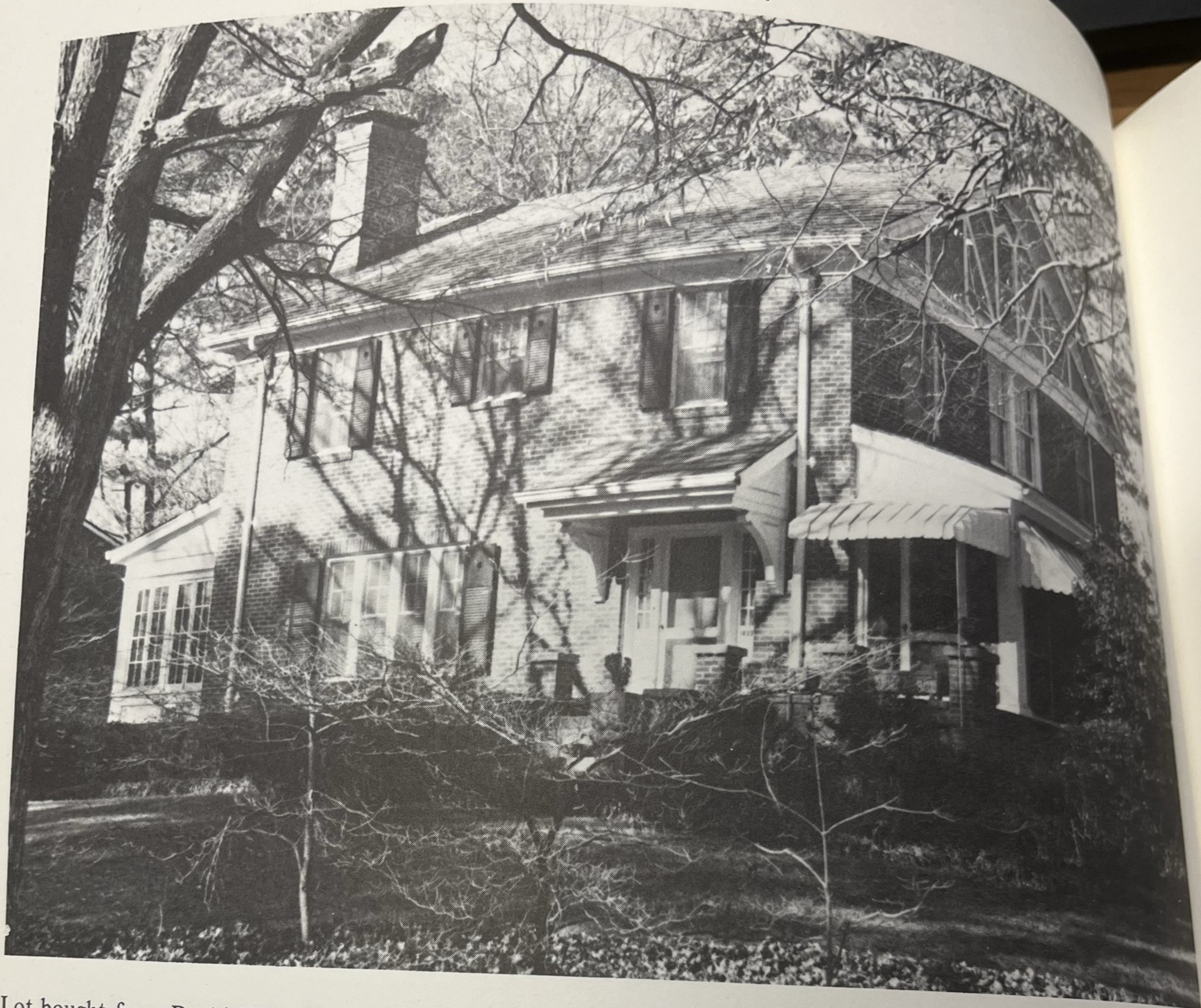


DeKalbCountyGa.gov/planning

1082 Oakdale Road, N.E.
Originally No. 124



1082 Oakdale Road, N.E.
Originally No. 124



Lot bought from Druid Hills Company and home erected by Albert H. Bailey and sold on completion to Charles W. Freeman. In 1926 it was bought by Willis Dobbs, Life of Georgia, Insurance. Mr. Dobbs died in 1942 and his widow continued to make this her home until December 31, 1956 when she died while visiting her daughter in Peoria, Ohio. After the death of Mr. Dobbs the home was shared by Mrs. Dobbs with her relatives, Mr. and Mrs. Samuel A. Cheves. Mr. Cheves died in 1960 and Mrs. Cheves in 1967. Their son, William E. Cheves, continues to be owner and occupant.

OCCUPANTS

Charles W. Freeman
Bertha Freeman
Edna Freeman
Charles Freeman, Jr.
Willis Dobbs
Virginia White Dobbs
Samuel Allison Cheves
Inez McGouirk Cheves
William E. Cheves
Jane Vesta Cheves (Mrs. Herbert Thrailkill)



Option A: Pair of Metal/Glass 6-Lite Doors



Option B: Pair of 4-Lite Doors with Wood @ Lower Panel



Option C: Pair of 10-Lite Wood French Doors

1082 Oakdale Road

Double Door/Metal Rail Options based on meeting with staff (Ex. Entry Roof is not part of this Application)