

DeKalb County Historic Preservation Commission

Tuesday, March 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

N. 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.

Summary

The applicant proposes the following work:

1. Replace front entry. The applicant proposes replacing the current single wood door and side-lites 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. Although the front entry was replaced in 2017, it kept with the original design of the front entry which was a single front door with side-lites on either side. Therefore, in accordance with guidelines 6.1.2 and 6.1.3, the front entrance should not be replaced unless it follows the original design and is in-kind. The proposed changes do the front walkway, driveway, and parking pad, however, do not appear to have a substantial adverse effect on the district and does meet the guidelines.

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.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.

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

Description of Work:

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 pjvennings@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.

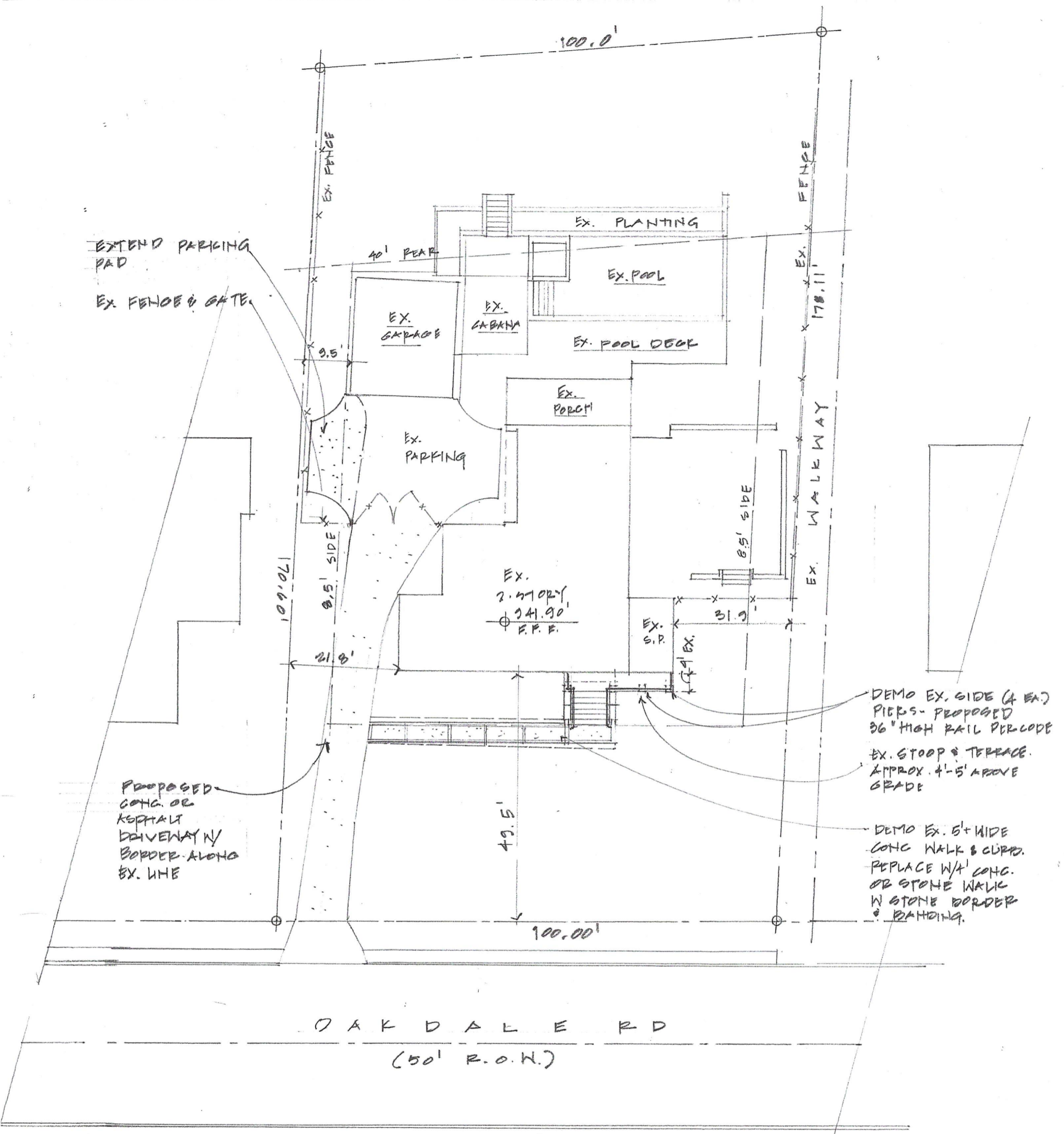
Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a 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.

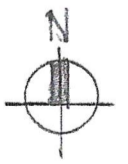
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Signature:

Email: tkodish@fr.com



OAKDALE RD
(50' R.O.W.)



1 PROPOSED SITE PLAN
A-0.1 1:20

A-0.1	ALICE JOHNSON - DESIGN	Kodish Residence	Date	Renovation	ISSUED FOR CONSTRUCTION
	1403 EMORY ROAD, NE	1082 Oakdale Road, NE	2/24/25	Dekalb HPC Application	ajd# - 202502
	ATLANTA, GA 30306	Atlanta, GA 30307			
This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.					

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

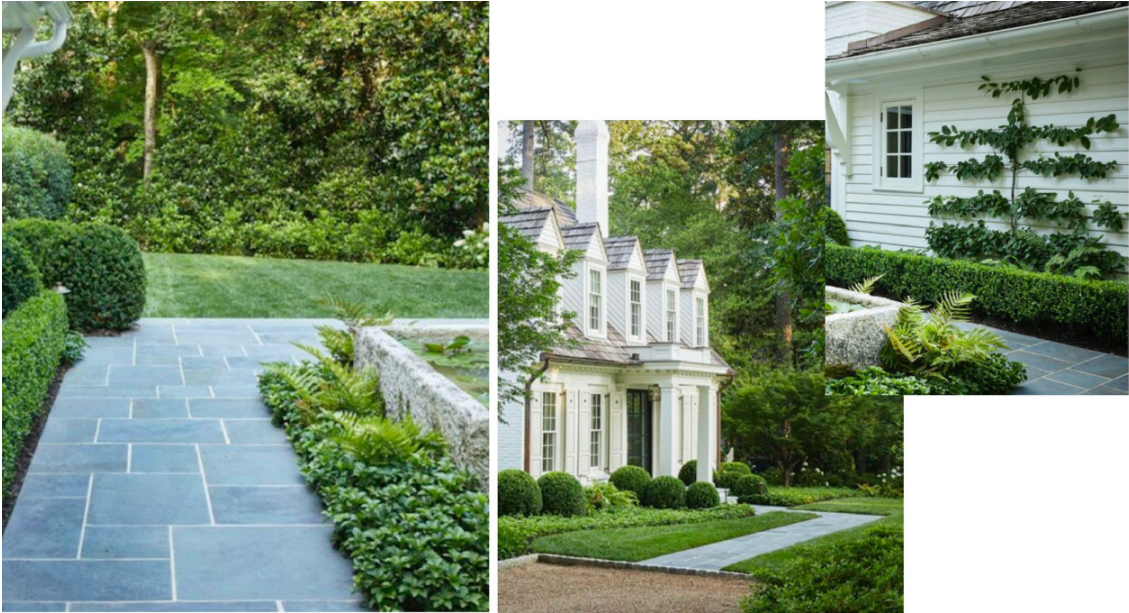


Oakdale Road



Springdale Road

Samples of stone walkway:



Option 2: Borderless Bluestone Ashlar Pattern Walkway