

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: July 17, 2026

Subject Property Address: 1281 Oakdale Road NE, Atlanta, GA 30307

Property Parcel ID No: 18 054 07 015

Date(s) of Construction on all structures on the property: 1929  
(This information can be found in the DeKalb County property accessory and tax records database.)

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 checked="" type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/>            |
| Addition          | <input type="checkbox"/> | Fence/wall             | <input checked="" type="checkbox"/> | Other                       | <input type="checkbox"/>            |
| Moving a building | <input type="checkbox"/> | Sign Installation      | <input type="checkbox"/>            |                             |                                     |

Description of Work:

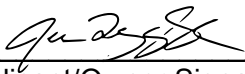
We plan to replace existing concrete and flagstone front entryway walk and stairs with a newer structure in the same materials that meets modern safety standards in a style that is in keeping with the historic neighborhood. A retaining wall (less than 3 ft high) will be built in the same materials (stone with concrete mortar) to allow a walkway from the driveway to the bottom of the entry stairs. The sidewalk will be in concrete.

We will also replace the asphalt portion of our driveway with concrete (the original material for the driveway), without changing the dimensions of the driveway.

After the new hardscapes are complete, we plan some minor landscaping

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

**\*PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

|                                           |                                |                                                                                     |               |
|-------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|---------------|
| Owner <input checked="" type="checkbox"/> | Agent <input type="checkbox"/> |  | July 12, 2026 |
|                                           |                                | Applicant/Owner Signature                                                           | Date          |

To Be Completed by Staff: \_\_\_\_\_ Date Received: \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:  
CURRENTLY NO FEE**

DeKalb County does not require payment by wire transfer.  
Be aware of scammers and fraudulent emails.

# 1281 Oakdale Road Front Stoop and Driveway Project



Jean Lynch-Stieglitz and Marc Stieglitz

# Current front stoop and driveway

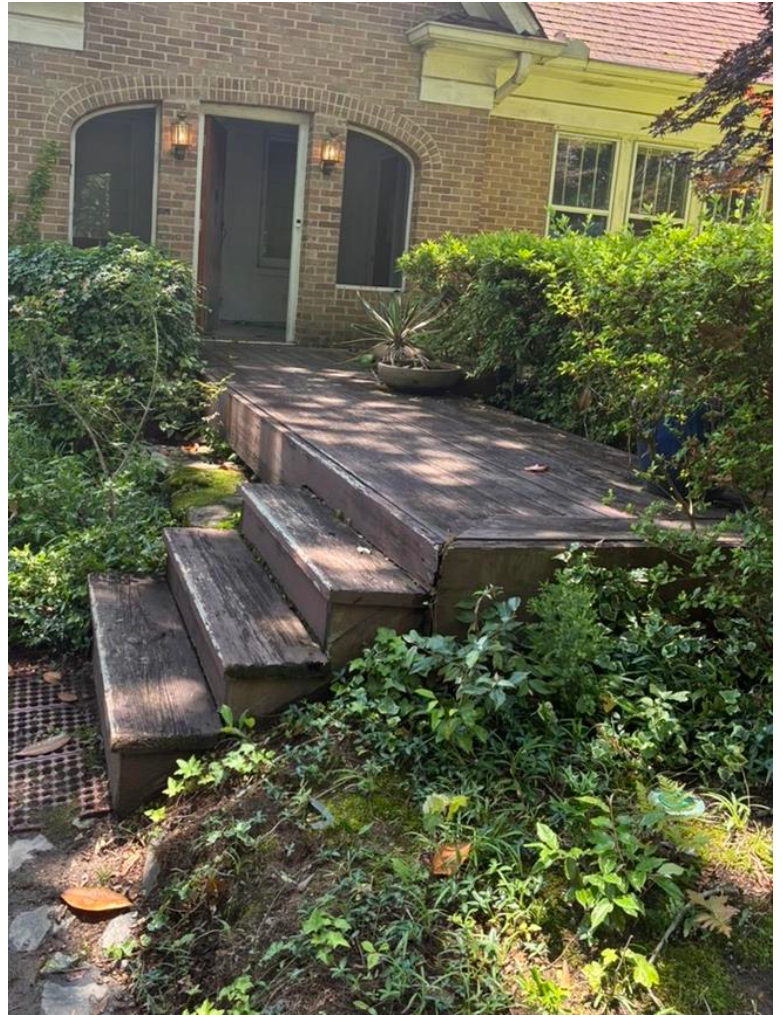
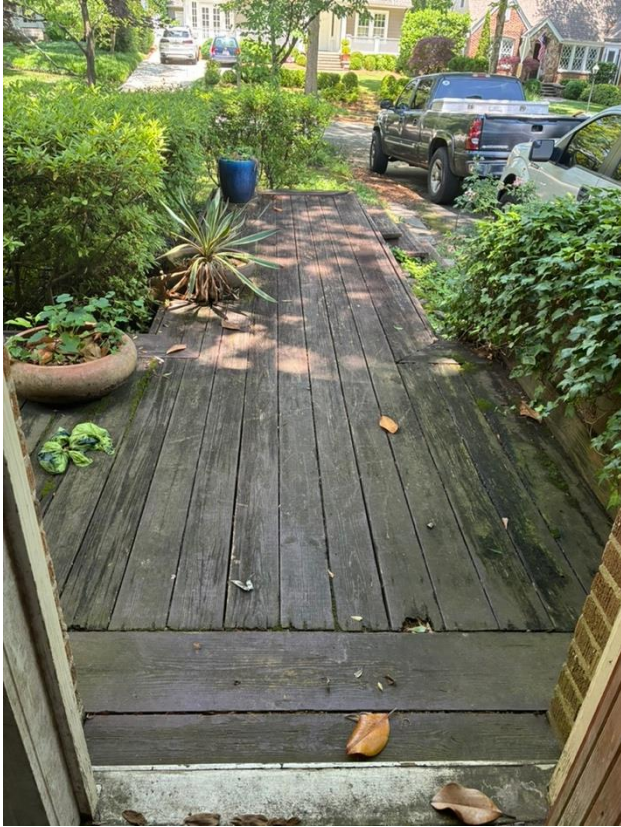


# Problems with current front stoop



- The cement and flagstone entryway is in poor condition, tilted and unsafe.
- Current safety regulations require that the level of the landing be at the level of the door
- Mismatched materials are not in keeping with neighborhood
- Rebuilding with side entry stairs and a higher landing cannot be accommodated given the placement of the driveway.

# 1990's front stoop deck addition



- For the last 30 years the entryway and stairs have been covered by a wooden deck and planter.
- Last year the wood rotted through and the structure was removed for safety
- This deck was not in keeping with the historic neighborhood, so we propose a new, more appropriate and permanent solution

# Proposed changes to front stoop



- A stone and concrete stoop with front facing stairs will extend from the level of the door
- Iron railings will be added as required for the height of the landing
- The landing, stairs and elevations are in natural stone complementing the color of the brick.
- A retaining wall (*under 36" height*) will allow for a flat concrete sidewalk extending from the driveway to the bottom of the steps
- The footprint of the new front entryway is comparable to the existing entryway footprint

# Sample materials for front stoop



- Flagstone in natural gray/brown tones to complement bricks
- Wrought iron railing

# Current driveway and proposed changes



- The current asphalt driveway is in poor condition will be removed and replaced with a concrete driveway
- This will restore the driveway to its original material and dimensions
- The driveway will retain its current dimension (*it will not be widened as indicated in plans*)
- The concrete apron and concrete drive behind the house will not be changed, only the asphalt portion in front of and along side of the house.

# Detail of original driveway under asphalt

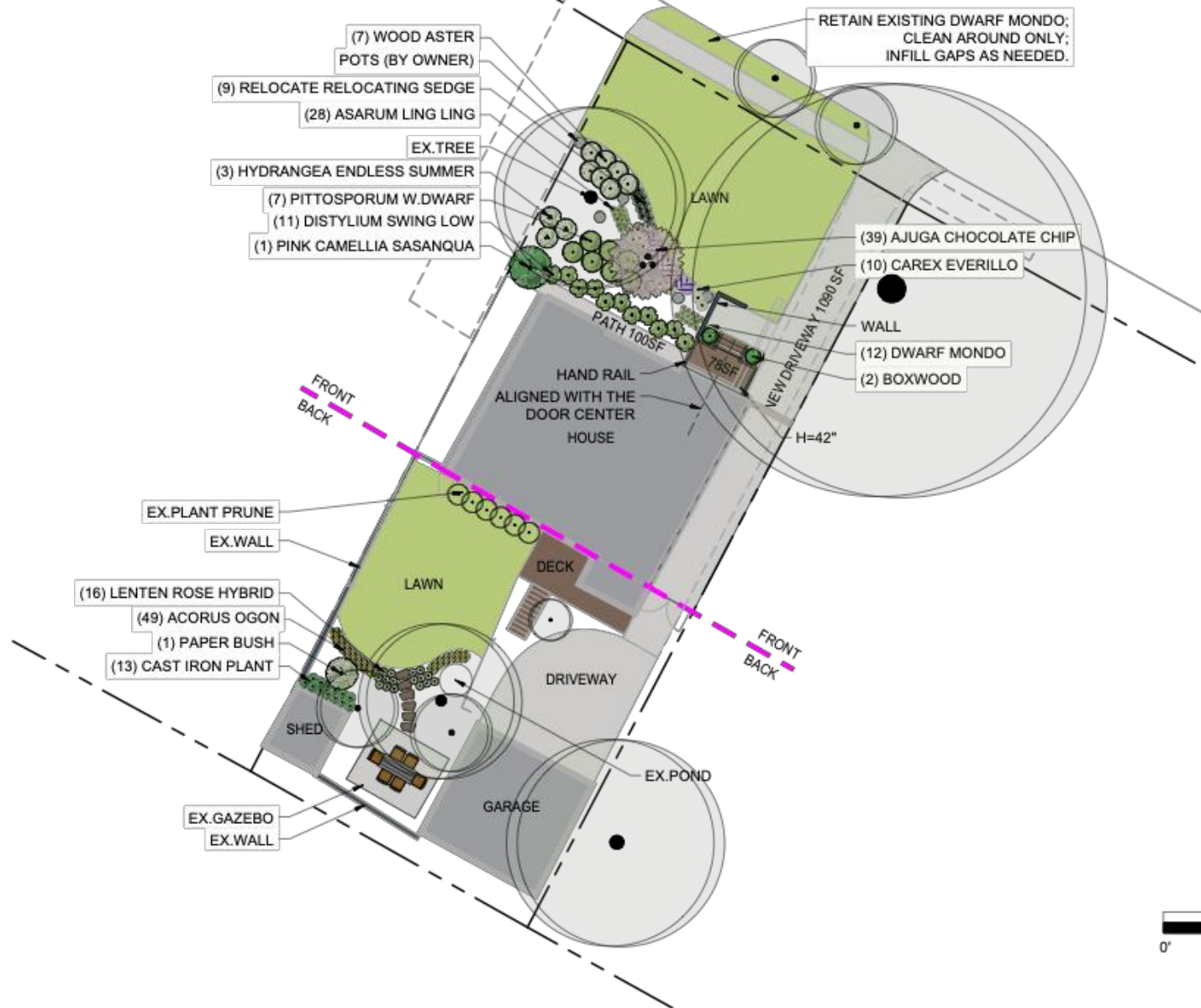


- Detail showing the poor condition of the existing asphalt driveway, and the original concrete driveway underneath

# Landscaping



- We also plan to refresh the landscaping after the stoop and driveway are complete
- The large trees (magnolia and maple) will be retained
- The azaleas in front of the house will be removed or reduced in size to better showcase the house and the curved beds will be refreshed.
- See the 2013 photo for example



Note that driveway will not be widened as shown  
in this plan



**JEANNE LYNCH RESIDENCE**  
Landscape Architectural  
PROPOSAL DRAWING  
1281 Oakdale Rd NE, Atlanta, GA 30307

ISSUE DATE  
11/25/2025

**L1.0**