

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Consent Agenda

D. 1281 Oakdale Road, Jean Lynch-Stieglitz. Repair front stoop, install small retaining wall, replace driveway material, and install landscaping in front yard of a historic property. **1248229.**

Built in 1929 (18 054 07 015)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

Summary

The applicant proposes the following work:

1. Repair front stoop. The existing concrete and flagstone front entry walkway and stairs are in poor condition and will be removed. A new stoop structure with front facing stairs will be constructed with like materials, including terra-cotta tiles, brick siding, and concrete, in the same location as the existing stoop. A 36" iron railing will be installed around the perimeter of the stoop.
2. Install side walls in front yard. A set of two 36" brick side walls will be installed along the side of the proposed stoop and proposed walkway. The retaining wall will not extend beyond the front walkway.
3. Replace driveway material. The existing asphalt driveway will be removed and replaced with a concrete driveway to match the original material of the driveway. There will be no changes to the location or dimensions of the driveway.
4. Install landscaping in front yard. New plantings will be installed in the existing plant beds of the front yard, near the façade of the house. These plantings include wood aster pots, hydrangeas, and boxwood hedges.

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-of-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.
- 6.1.3 *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.

- 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. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 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.
- 9.5 *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.
- 9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

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	☐	New Accessory Building	☐	Other Building Changes	☒
Demolition	☐	Landscaping	☒	Other Environmental Changes	☐
Addition	☐	Fence/wall	☒	Other	☐
Moving a building	☐	Sign Installation	☐		

Description of Work:

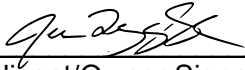
We plan to replace existing concrete and flagstone front entryway walk and stairs with a newer structure that meets modern safety standards in a style and materials that are in keeping with the historic neighborhood. The entryway will have two short sets of concrete stairs with brick sidewalls with terra cotta tiles on the top landing at the level of the door. Sidewalls on the stairs will also serve as a retaining wall (less than 3 ft high) 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 ☒	Agent ☐		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.



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

CoA APPLICANT PERSONAL CONTACT INFORMATION PAGE

Date Submitted: July 17, 2026

Subject Property Address: 1281 Oakdale RD NE

Parcel ID#: 18 054 07 015

Applicant Name: Jean Lynch-Stieglitz

Email: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: 3030

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

Owner Name: Jean Lynch-Stieglitz and Marc Stieglitz

Address: 1281 Oakdale Road City: Atlanta State: GA Zip: 3030

Owner Email: [REDACTED]

Owner Phone: [REDACTED]

To Be Completed by Staff: Date Received: _____

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1281 Oakdale Road Front Stoop and Driveway Project



Jean Lynch-Stieglitz and Marc Stieglitz

Current front stoop and driveway

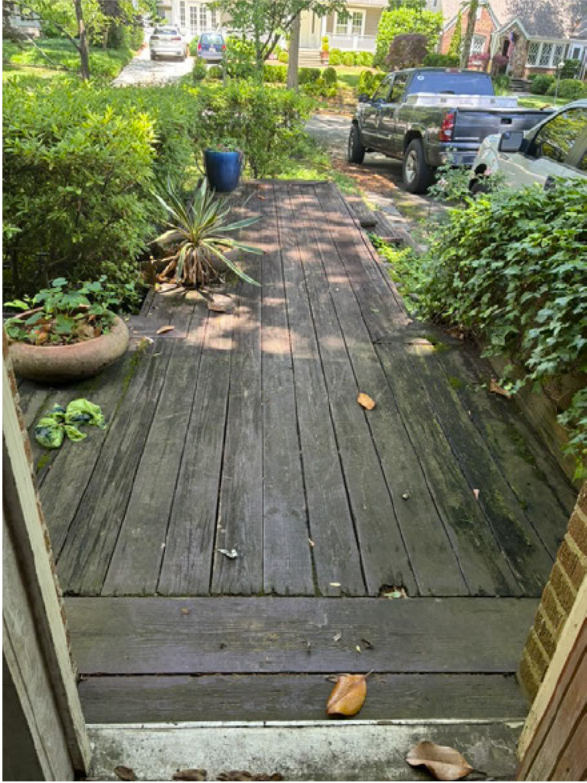


Problems with current front stoop



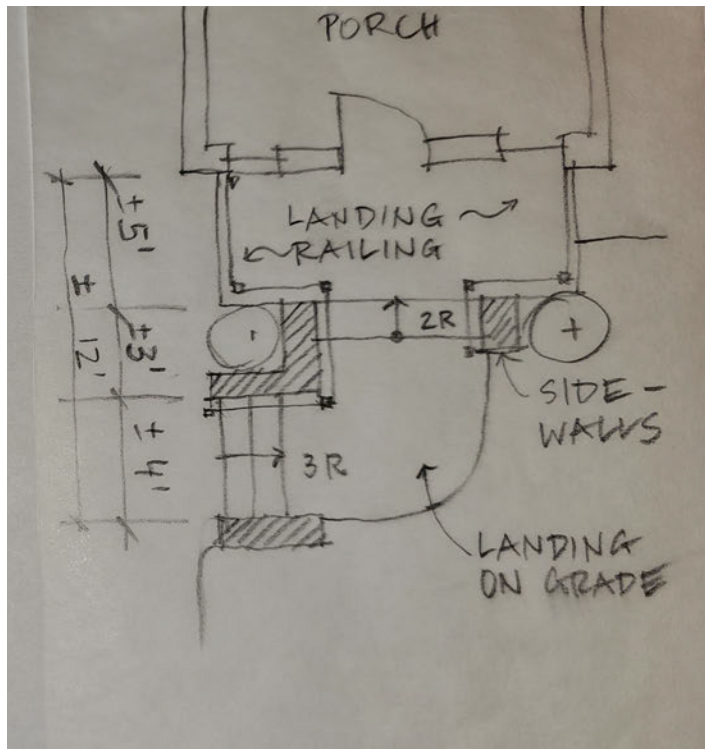
- The cement and flagstone entryway is in poor condition, tilted and unsafe.
- Current safety regulations require that the level of the landing be at the level of the door
- Mismatched materials are not in keeping with neighborhood
- Rebuilding with side entry stairs and a higher landing cannot be accommodated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

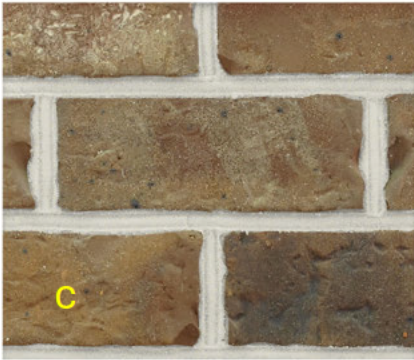
Proposed changes to front stoop



- A stoop with terra-cotta tile floor, front facing cement stairs and brick facing on the sides will extend from the level of the door
- Iron railings will be added as required for the height of the landing
- There will be a set of side facing cement stairs leading up from the driveway
- Brick side walls will surround steps and also function as a short (<36" height) retaining wall in some cases.
- The footprint of the new front entryway is comparable to the existing entryway footprint

(sketch from Ute Banse, architect)

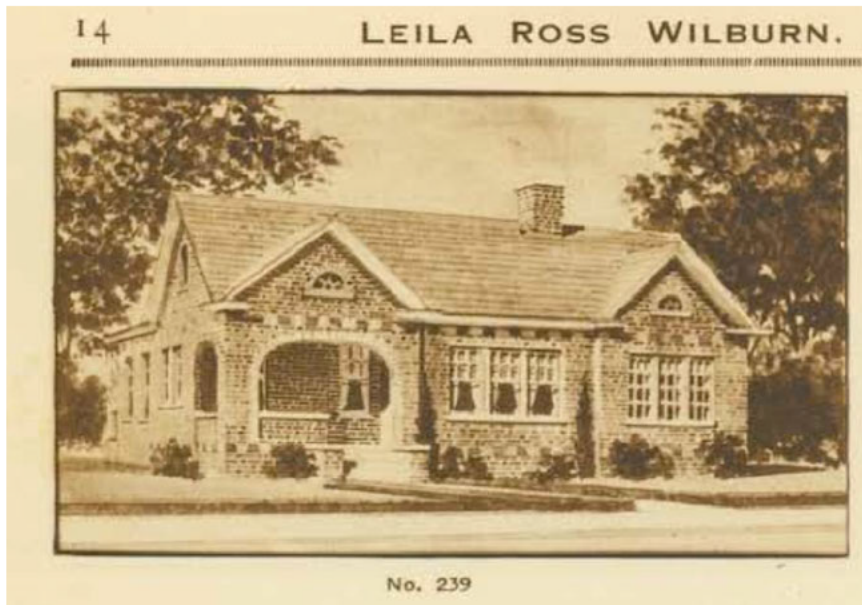
Sample materials for front stoop



- a. Terra-cotta tiles on top landing
- b. Wrought iron railing
- c. Brick sidewalls in a color that complements brick on house.
- d. Concrete steps and walkway

Given the unusual brick on the house, if a complementary color and style is not available, a complementary colored natural stone will be used for the sidewalls as is found in some houses in the neighborhood.

Style of front stoop



The plan book illustration for our house shows front facing cement steps with brick sidewalls



The proposed materials and style are consistent with other houses in the neighborhood of similar age: Note terra cotta landing, brick sidewalls, concrete steps and wrought iron railing at 1460 Cornell Rd

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

PORCH

