

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1095 Lullwater Rd, NE

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St.
Decatur, GA 30030

Applicant Phone(s): (404) 723-0927 Fax: _____

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

Owner(s): Lynne Segall E-Mail: lynnesegall@gmail.com
Eric Segall E-Mail: esegall@gsu.edu

Owner(s) Mailing Address: 1095 Lullwater Rd. NE
Atlanta, GA 30307

Owner(s) Telephone Number: (770) 331-0295

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

This is a resubmittal of a design that received
a COA in March 2021. The COA has expired.
The owner wishes to now proceed with the construction
so we need to renew the COA for a rear addition
to the home.

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 An incomplete application will not be accepted.



2/24/2023

Signature of Applicant/Date

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, ERIC + LYNNE SEGALL
being owner(s) of the property at 1095 LULLWATER ROAD NE, ATL
hereby delegate authority to KAREN SOORIKIAN
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

2/22/2023

Date

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.



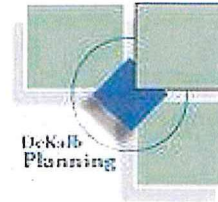
Michael L. Thurmond
Chief Executive Officer

**DeKalb County Historic Preservation
Commission**

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)



Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Karen Soorikian

Address of Property: 1095 Lullwater Road

Date(s) of hearing if any: March 15, 2021

Case Number: _____

☒ **Approved** ☐ **Denied** ☐ **Deferred** ☐ **For Comment Only**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☒ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☒ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Demolish existing accessory building, construct new garage and breezeway. Build rear addition.
Renovate front entry way and replace front door.

Application is approved ☐ with conditions or modifications ☐ without conditions or modifications

Conditions or modifications (if applicable):

Denial:

☐ The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district.

☐ The applicant has not provided sufficient information for the Preservation Commission to approve the application.

Specifically, the Preservation Commission finds as follows:

Deferral:

The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: _____

3/18/21

Signature: _____



**Chair, DeKalb County
Historic Preservation Commission**

1095 Lullwater Existing Conditions



Front Elevation of house facing Lullwater Rd. This photo shows the heavy vegetation and existing wood fence on the right side of the house. The covered front entry portico shades the entry door beyond. This facade will retain its existing presence to the street with the proposed design.



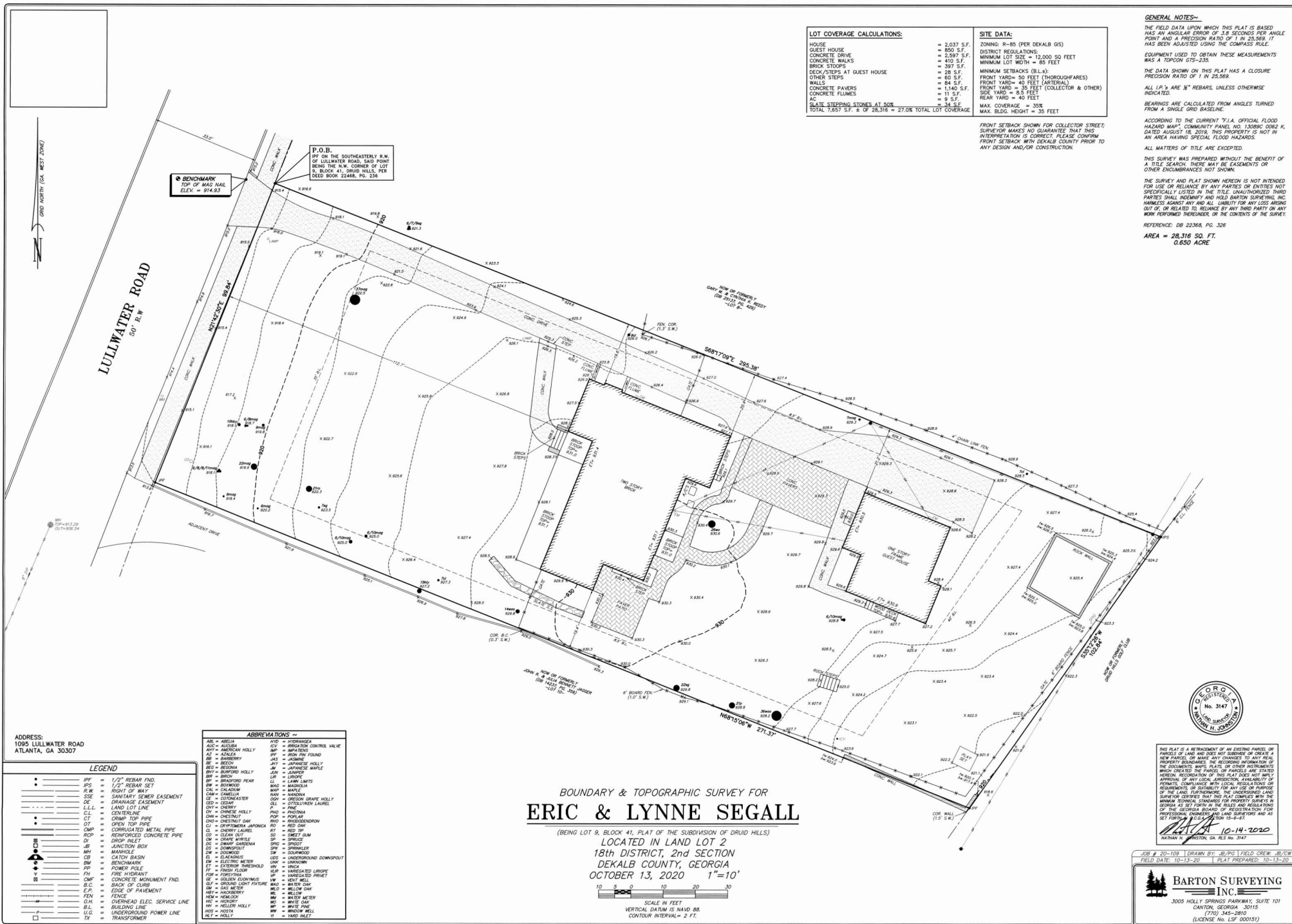
This photo shows the driveway side elevation of the house. All additions take place beyond the scope of this photo

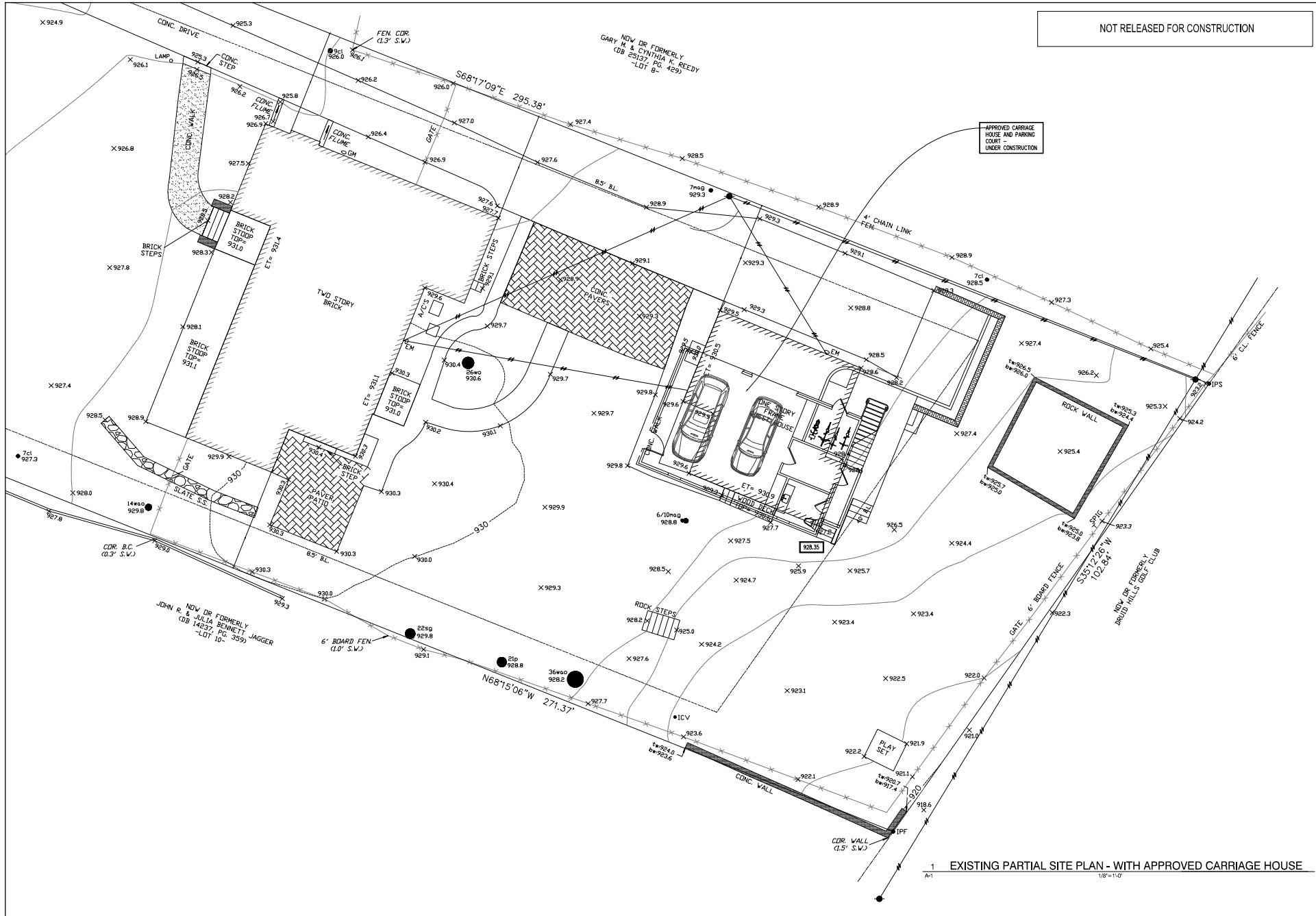


enclosed porch. All additions take place beyond the scope of this photo.

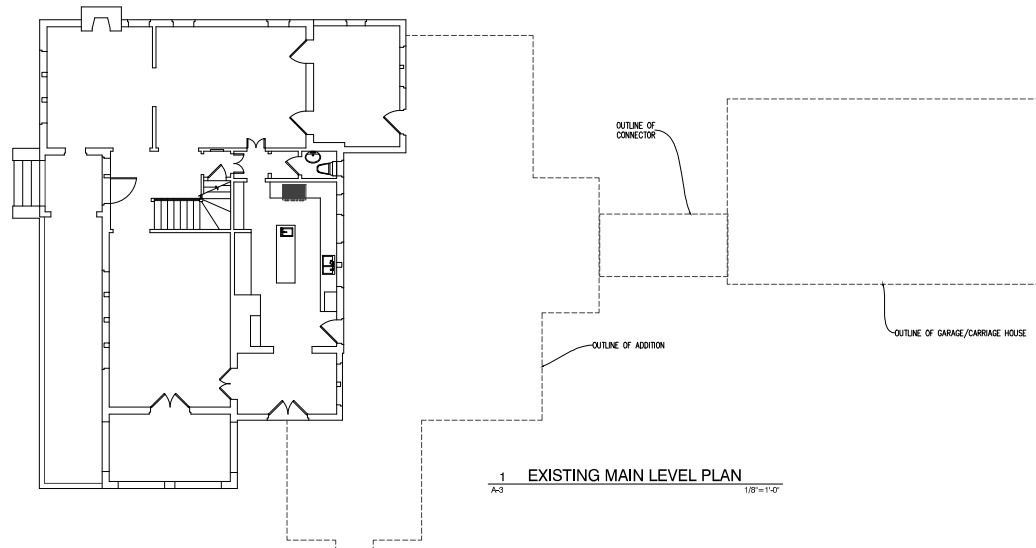


This photo shows the existing rear elevation of the house. The proposed addition goes across this entire rear elevation. This elevation will experience the biggest change in appearance from the proposed work.

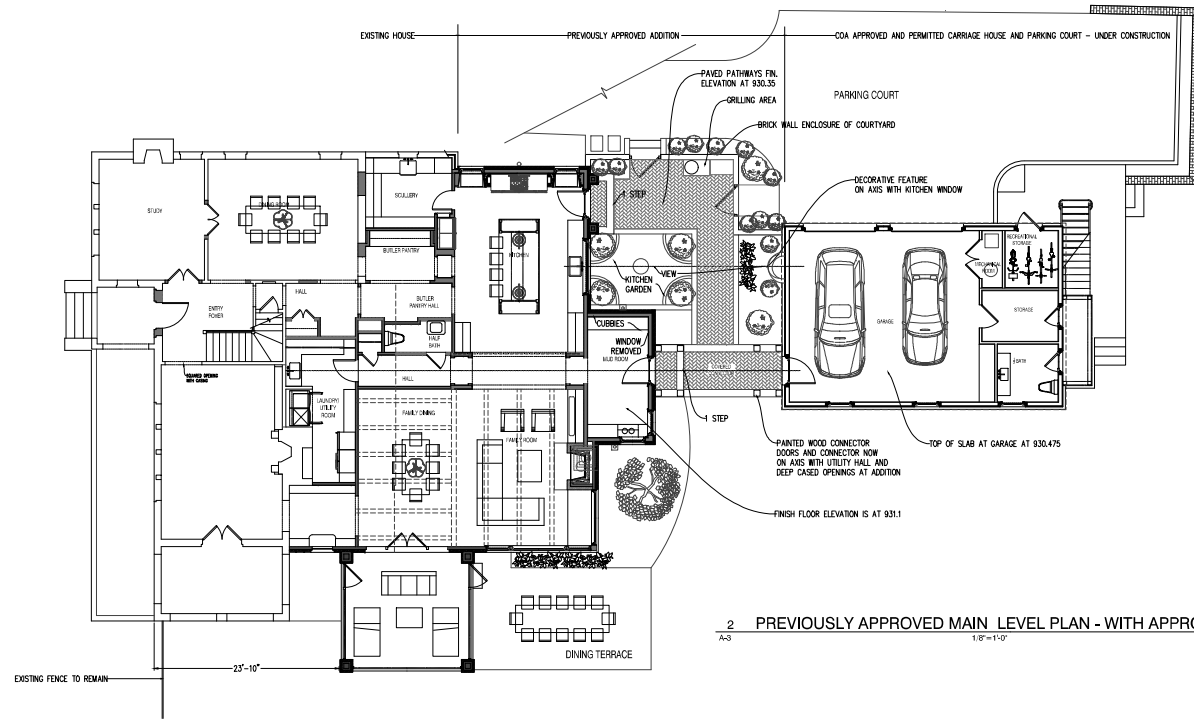




659 Auburn Avenue Suite # G-8 Atlanta, GA 30312 Phone: 404-723-0927 karen@sorkinarchitecture.com	
SORKIN ARCHITECTURE	
SEGALL RESIDENCE 1095 LULLWATER RD. NE ATLANTA, GA 30307	
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PARTIAL SITE PLAN - EXISTING HOUSE WITH APPROVED CARRIAGE HOUSE	
Date: 02-04-2023	
Revisions: REV	
Job Number: 18-12	
Scale: 1/8"=1'-0"	
Drawn: KBS	
Checked: KBS	
A-1	



1 EXISTING MAIN LEVEL PLAN
A-3 1/8"=1'-0"



2 PREVIOUSLY APPROVED MAIN LEVEL PLAN - WITH APPROVED GARAGE/CARRIAGE HOUSE
A-3 1/8"=1'-0"

NOT RELEASED FOR CONSTRUCTION

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ARCHITECTURE

SEGALL RESIDENCE
1055 LULLWATER RD. NE ATLANTA, GA 30307

EXISTING AND
PROPOSED
MAIN LEVEL
PLAN

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EXISTING AND
PREVIOUSLY
APPROVED ADDITION
WITH CONNECTOR TO
APPROVED
CARRIAGE HOUSE

Date: 02-04-2023

Revisions: REV

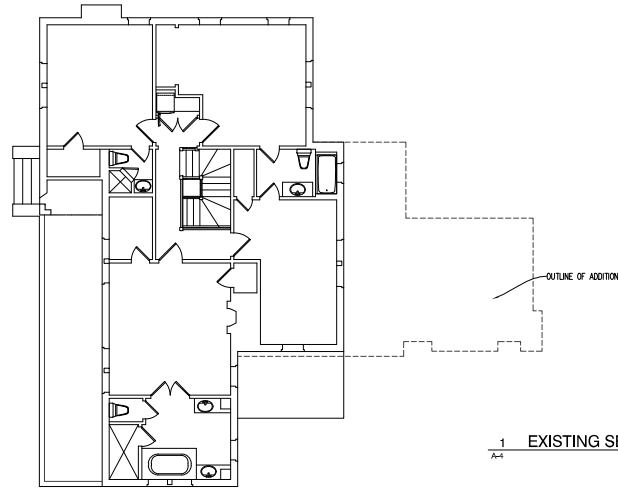
Job Number: 18-12

Scale: 3/8"=1'-0"

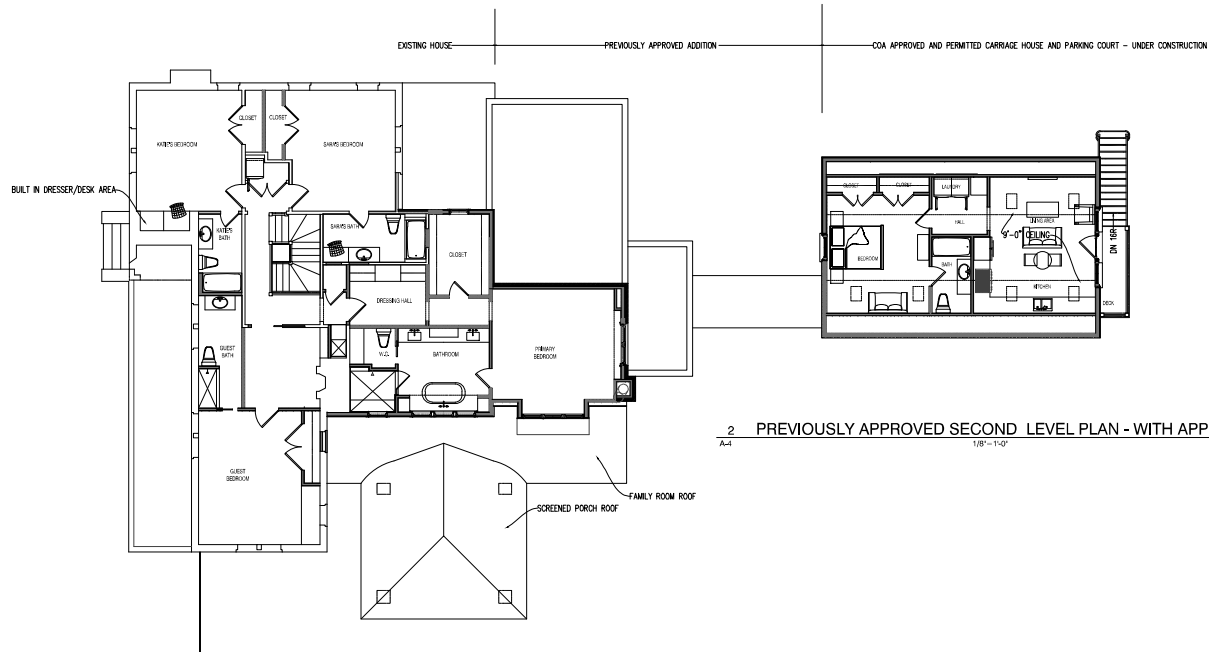
Drawn: KBS

Checked: KBS

A-3



1 EXISTING SECOND LEVEL PLAN
A-4 1/8" = 1'-0"



2 PREVIOUSLY APPROVED SECOND LEVEL PLAN - WITH APPROVED GARAGE/CARRIAGE HOUSE
A-4 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

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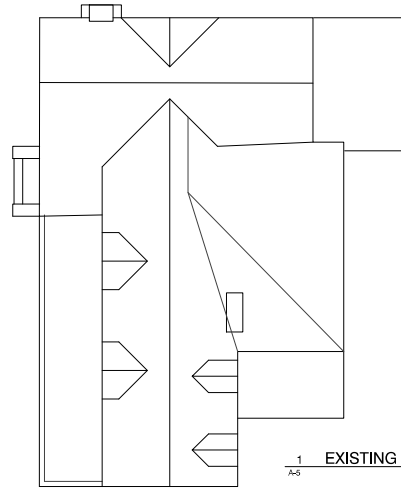
EXISTING AND
PREVIOUSLY
APPROVED ADDITION

SECOND LEVELS

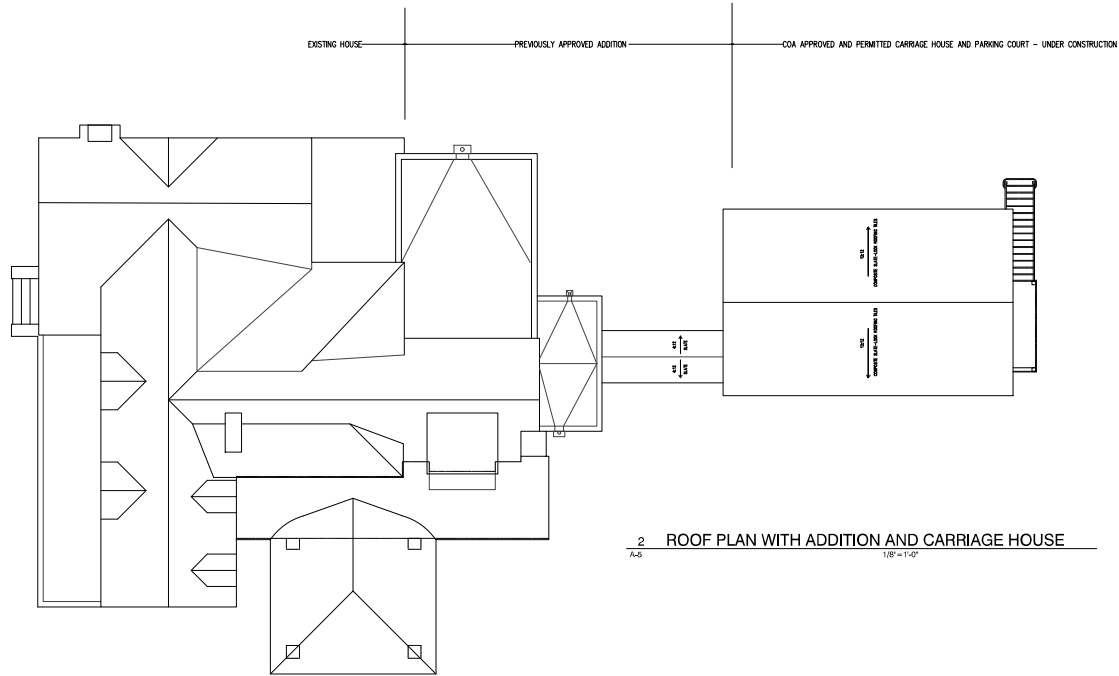
Date: 02-04-2023
Revisions: REV

Job Number: 18-12
Scale: 3/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-4



1
A-6
EXISTING ROOF PLAN
1/8" = 1'-0"



2
A-6
ROOF PLAN WITH ADDITION AND CARRIAGE HOUSE
1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

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EXISTING AND
PREVIOUSLY
APPROVED ADDITION

ROOF PLANS

Date: 02-04-2023
Revisions: REV

Job Number: 18-12
Scale: 1/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-5

NOT RELEASED FOR CONSTRUCTION



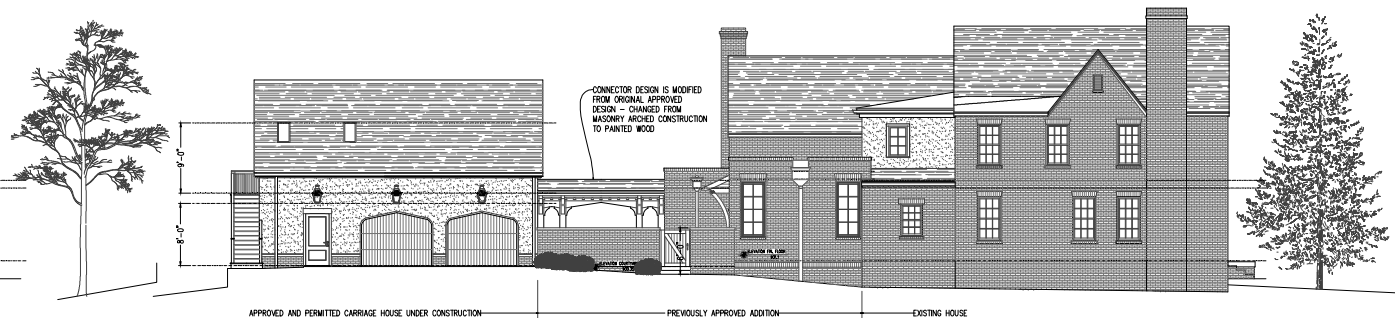
1 EXISTING FRONT ELEVATION
A-6 1/8"=1'-0"



2 PREVIOUSLY APPROVED FRONT ELEVATION
A-6 1/8"=1'-0"



3 EXISTING DRIVEWAY SIDE ELEVATION
A-6 1/8"=1'-0"



4 PROPOSED DRIVEWAY SIDE ELEVATION
A-6 1/8"=1'-0"

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EXISTING AND
PROPOSED
EXTERIOR
ELEVATIONS

Date: 02-24-2023
Revisions: REV

Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS

A-6

NOT RELEASED FOR CONSTRUCTION



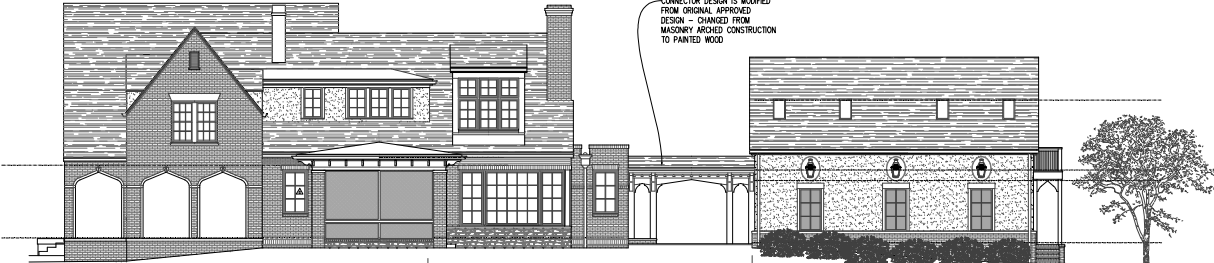
1 EXISTING REAR ELEVATION
1/8"=1'-0"



2 PREVIOUSLY APPROVED REAR ELEVATION WITH MODIFICATIONS NOTED
1/8"=1'-0"



3 EXISTING SOUTH ELEVATION
1/8"=1'-0"



4 PREVIOUSLY APPROVED YARD SIDE ELEVATION WITH CONNECTOR AND APPROVED AND PERMITTED CARRIAGE HOUSE UNDER CONSTRUCTION
1/8"=1'-0"

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EXISTING AND
PROPOSED
EXTERIOR
ELEVATIONS

Date: 02-04-2023
Revisions: REV

Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS

A-7