

DeKalb County Historic Preservation Commission

Monday, April 15th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

K. 1095 Lullwater Road, Eric and Lynne Segall. Replace front walkway and install new gate.
1246966

Built in 1925 (18 002 07 004)

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

- 06-01 1095 Lullwater Road (DH), Linda & Bruce Wobeck. Add French doors on rear and window boxes on the front of the house. **Approved.**
- 01-07 1095 Lullwater Road (DH), Mark Fosner / Moon Bros., Inc. Rear additions, modifications to front, enclose corner porch demolish guesthouse. 12216. **Approved with modification.**
- 11-12 1095 Lullwater Road (DH), Lynne Segall. Demolish garage in backyard. 18334. **Approved.**
- 03-21 1095 Lullwater Road (DH), Karen Soorikian. Build a rear addition and replace the garage. 1244766. **Approved.**
- 06-22 1095 Lullwater Road, Karen Soorikian. Demolish and replace an accessory building and install a retaining wall and parking area in the front yard. **Approved with modification (part denied).**
- 03-23 1095 Lullwater Road, Karen Soorikian. Renewal of expired COA for a rear addition. 1246370. **Approved.**

Summary

The applicant proposes the following work:

1. Remove current concrete front walkway and install a new front walkway and landing. The walkway connects the driveway to the front entrance. The proposed walkway will be a bluestone walkway that connects to the driveway via a recessed concrete entry and two (2) bluestone treads with brick risers. The landing will be a 16'-6" wide square formation with concaved corners, constructed with bluestone paving and brick borders.
2. Install new landscaping along new walkway and landing. A flowering tree and other plantings will be planted along the new walkway coming off of the driveway to obscure the entry. Planters for annuals and perennials in groundcover will be installed roughly 4' around the perimeter of proposed landing, creating a 20' square in front of the entry. A 2' curb will be installed to separate the landing from the plantings and lawn.
3. Replace the existing wood gate with a metal gate. The current 6' wooden vehicular gate will be replaced with a 6' metal vehicular gate.

Recommendation

Approve with Modification. The applicant may install the proposed hardscape but may not install other landscaping until a list of plantings is provided. When providing a list of plantings, it is recommended that a screening be included in the landscape plan to mitigate the appearance of the hardscape.

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.

- 6.1.3 *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.
- 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.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
 - 2) Compare the existing landscape with the documented historic landscape;
 - 3) Identify any features that are part of the historic landscape;
 - 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
 - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
 - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today’s functional needs in a manner that is in the spirit of the historic design.



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 Road, NE, Atlanta, GA 30307

Applicant: Eric + Lynne Segall E-Mail: lynnesevall@gmail.com

Applicant Mailing Address: 1095 Lullwater Road, NE lynnesevall@gmail.com
Atlanta, GA 30307

Applicant Phone(s): Eric - 404-913-8781 / Lynne 770-331-0295 Fax: NA

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

Owner(s): Eric Segall E-Mail: esegall@gsu.edu

Lynne Segall E-Mail: lynnesevall@gmail.com

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

Owner(s) Telephone Number: Eric - 404-913-8781 ; Lynne - 770-331-0295

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: gate = 17 years old ; front walk - unknown

Nature of work (check all that apply):

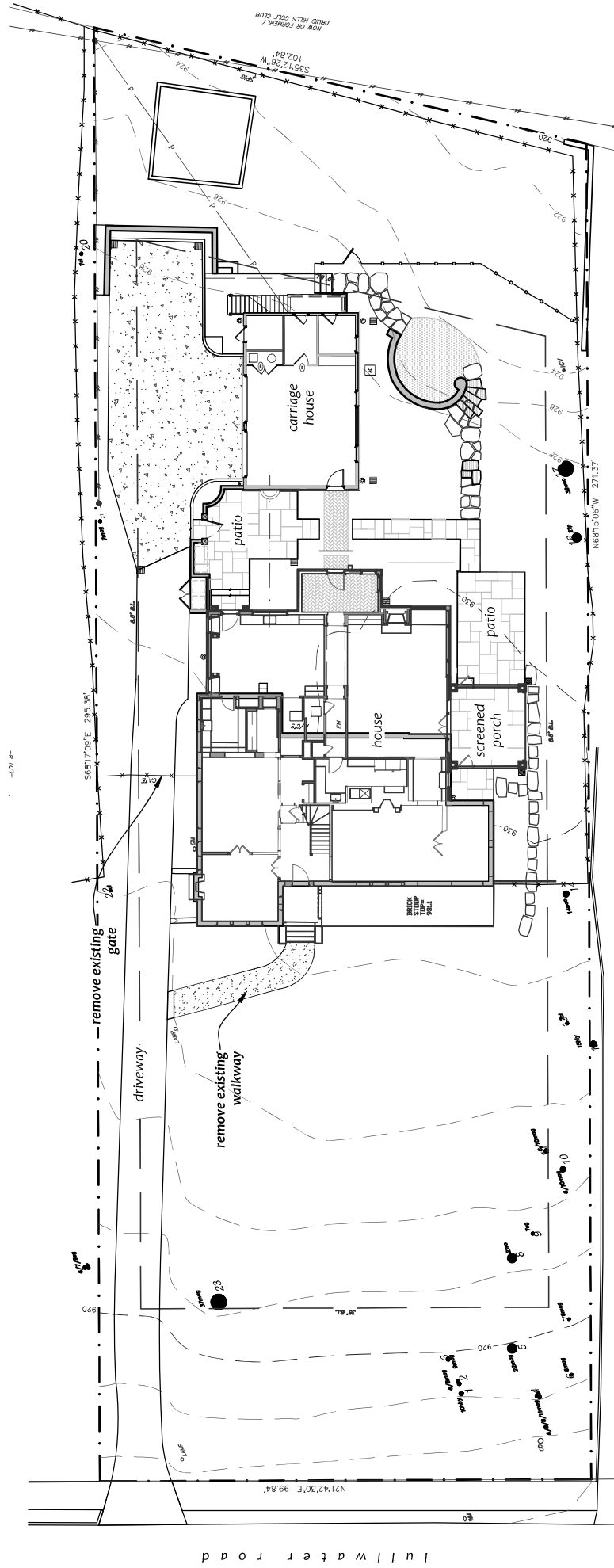
- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work: Replace broken cement front walk
Replace wooden gate w/ iray metal gate

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Lynne Segall
Signature of Applicant/Date

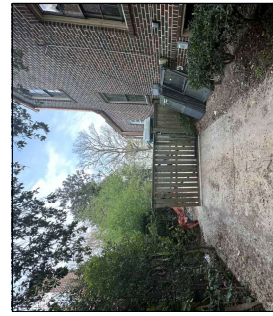
Revised 1/26/17



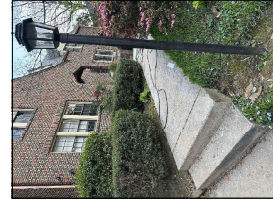
SCOPE OF WORK

- Replace existing 6' foot tall opaque vehicular wooden gate
- Replace existing front walkway

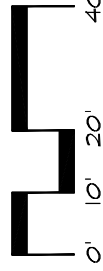
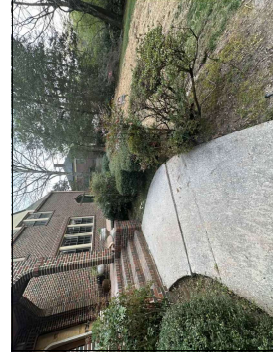
other improvements permitted under permit #: 3129488



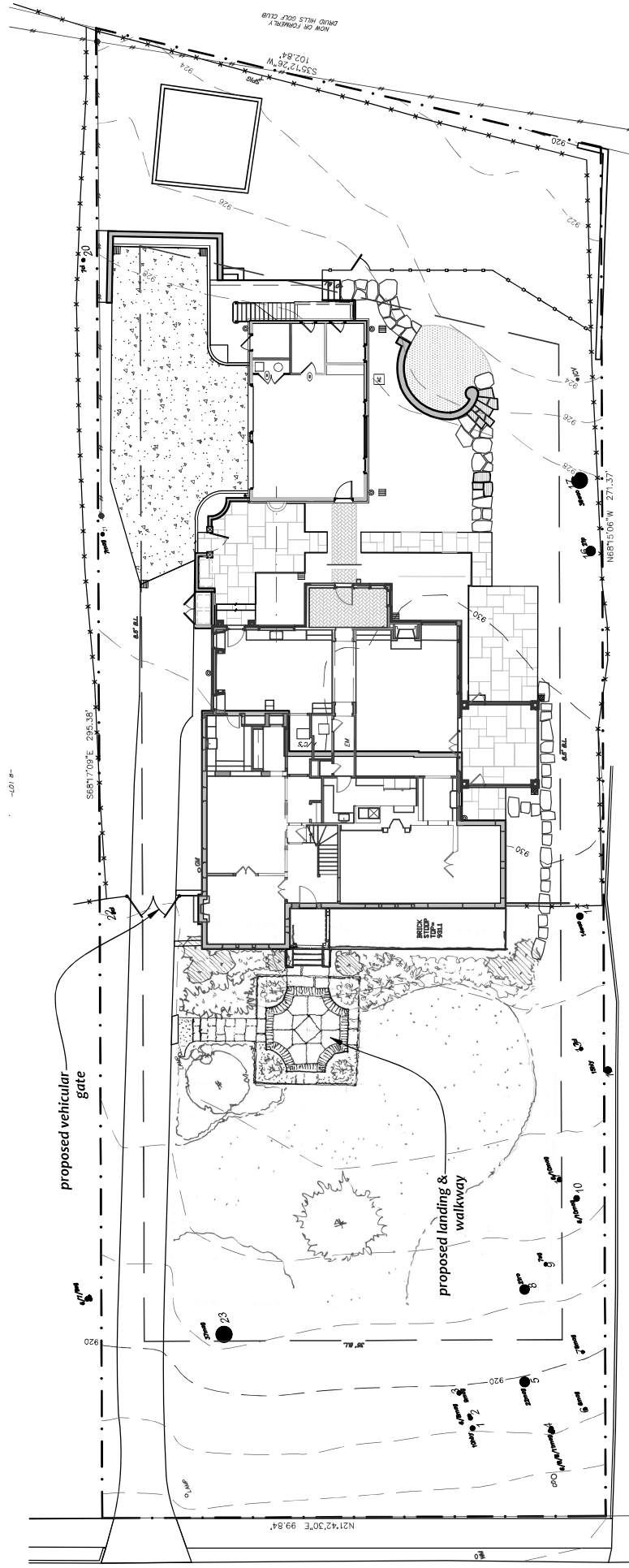
existing gate



existing front walkway



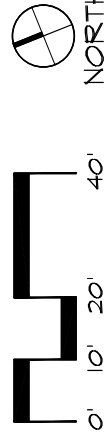
not for construction



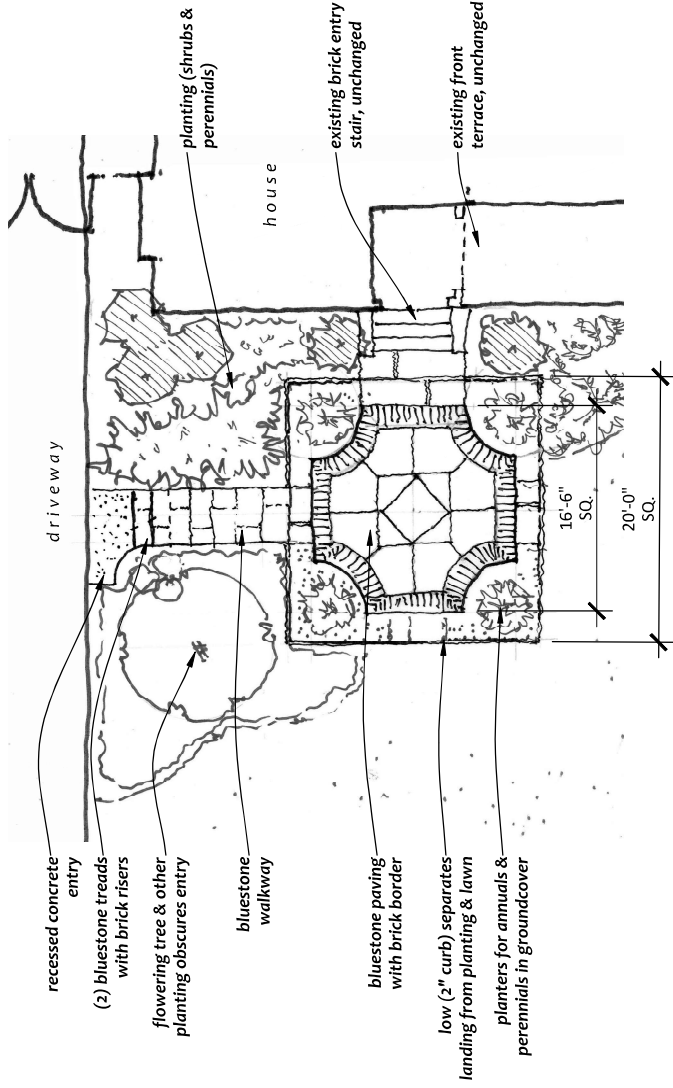
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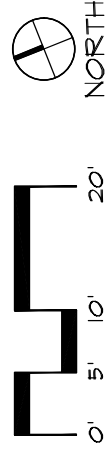
other improvements permitted under permit #: 3129488



not for construction



Proposed Front Walkway & Landing



not for construction

date: 03.22.2024

SHEET
LA-3
5 of 4

Proposed Front Walkway
& Landing

SEGALL RESIDENCE
1095 Lullwater Road

TUNNELL & TUNNELL
LANDSCAPE ARCHITECTURE
1122 Zornike Road Suite 20A, Atlanta, GA 30306
(404) 574-8430 (photos@tunnell-tunnell.com)



Proposed Vehicular Gate

S E G A L L R E S I D E N C E
1095 Lullwater Road

Proposed Vehicular Gate

SHEET
LA-4
4 of 4

date: 03.22.2024



TUNNELL & TUNNELL
LANDSCAPE ARCHITECTURE
1123 Zenithc Road Suite 20A, Atlanta, GA 30306
(914) 874-8130 | info@tunnell-tunnell.com

not for construction

From: [Lynne Segall](#)
To: [Paige V. Jennings](#)
Subject: Re: Inquiry Regarding COA Application - 1095 Lullwater Road
Date: Wednesday, April 10, 2024 2:31:00 PM

Hi Paige,

Attached is a letter from my landscape architect, Spencer Tunnell of Tunnell & Tunnell. As I mentioned in a note last night, we have not finalized the front yard plantings yet. We are seeking the CoA on the new front walk so we can contain costs by having the masons do that work on the front while they are on site working on the existing renovation to the house. We are happy to come back in a few months when we have the front yard plans finalized for another CoA on that if that is required.

The gate is fully automatic and the height is 6'4", the same as the one at 957 Springdale that my builder installed.

Please let me know if you have any other questions.

Also, just to be safe, attached is a picture of the sign in our front yard. This photo was taken last Friday, April 5 in the early evening as proof that we have notice in our yard.

Please let me know if there is anything else I can provide.

Thanks,
Lynne

On Tue, Apr 9, 2024 at 11:49 AM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Morning,

Hope that this email finds you well and enjoying the week so far.

We are in the process of completing our staff level review and compiling our report regarding the application for 1095 Lullwater Road. To complete our review, could you please provide information regarding the following questions:

1. What are the proposed plantings for the landscaping? Please refer to the list of historically appropriate vegetation in the Druid Hills Design Guidelines if necessary: <http://www.dekalbcountyga.gov/sites/default/files/user348/Section%20009.pdf>
2. What is the height of the proposed gate?
3. Will the gate be automatic or self-latching?

Please provide the requested information as soon as possible, and please let me know if you have any questions.

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



Conceptual Planting Study for 1095 Lullwater Road

April 10, 2024

The foundation planting in front of 1095 Lullwater has been in place for well over 50 years but it is unclear what the original foundation planting for the front of the house was. During the Period of Significance, labor prices were exceptionally low and many Druid Hills residents had full time yard men who came to the property once a week and often more than that. With labor prices so low, often shrubs could be pruned monthly, if not weekly, so as to keep shrubs whose mature sizes could be 15 ft or more under control. The Owners propose to remove the ill-chosen shrubs along the base of the house and replace them with plants that do not require such a rigorous and labor-intensive approach to maintenance.

To that end, the palette of plant materials is drawn from that used by the Olmsted firm and then further adapted throughout similar residential neighborhoods of the era that were inspired by Druid Hills.

At the driveway corner of the house will be three *Prunus laurocerasus* (English Laurel)

Flanking the original check walls and stairs will be a boxwood on each side.

At the southwest corner of the terrace in front of the house we will repeat the *P. laurocerasus*.

In between these anchoring plantings will be a combination of Autumn Fern and *Trachelospermum asiaticum* (Creeping Jasmine or Asian Jasmine).

In front of the northwest portion of the house a mix of perennials to include Peony, Siberian Iris, Foxglove, Echinacea, and Hosta.

Surrounding the new bluestone landing will be a low growing groundcover. The Owners are deciding between Creeping Thyme, Dwarf Mondo grass, and White Thrift (*Phlox subulate*). The four corners of this space will be anchored with annual color to include Petunias, Verbena, and Creeping Thyme.

Between the stairs that replace poorly functioning and cracked steps by the driveway, will be a bed of Asiatic Jasmine and a small scaled native flowering tree. The Owners are still deciding between a Flowering Dogwood, Redbud, or Serviceberry.

There is the hope to plant one *Ginkgo biloba* in the lawn between the new landing and the large existing Magnolia. This location will allow for this splendid exotic specimen to attain its most symmetrical expression and present to its best advantage.

Spencer Tunnell, ASLA