

Department of Planning & Sustainability

Current Planning Zoning Division 178 Sams Street Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Chief Executive Officer Lorraine Cochran-Johnson

Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted:	_	Date Rece	eived:			
Address of Subject Property:						
Applicant:			E-Mai	l:		
Applicant Mailing Address:						
Applicant Phone:			_			
Applicant's relationship to the owners	Owner	Archit	tect Conti	ractor/Builder	Other	

Owner(s):						
Owner(s) Mailing Address:						
Owner(s) Telephone Number:					<u></u>	
Approximate date of construction of t	he primary structu	ire on the	property and any otl	ner structures	affected by this project:	
Nature of work (check all that apply):	New construction		New Accessory Build	ling	Other Building Changes	
	Demolition		Landscaping Fence/Wall		Other Environmental Changes	
Description of Work:	Addition Moving a Building		Sign Installation		Other	

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 pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant:



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.

/ We:
peing owner(s) of the property at:
nereby delegate authority to:
o file an application for a certificate of appropriateness in my/our behalf.
Signature of Owner(s):
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 via email. 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.



How to Obtain a Certificate of Appropriateness

- 1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov.
- 2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
- 3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
- 4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
- 5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
- 6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
- 7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
- 8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.



Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pyjennings@dekalbountyga.gov.

Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width



4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: << Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale



10. Façade

- a. Consistency in style;
- b. Materials and their combinations

brick size and color

stone type and color

fiber-cement (e.g., Hardie-plank) or wood siding

shake or shingle

other

- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- i. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials



14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing
 deadline has passed and that period has expired, no new applications will be accepted to be heard at that
 month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be
 submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be
 taken into consideration for the staff report. Staff reports will not be edited once finalized and published any
 new materials may be submitted for the record for the commission but will not affect the staff's report for the
 application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - o Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant.	oqualo i ool o	taaio		
Address of Property: 906 Lullwater Road				
Date(s) of hearing if any: May 20th, 2024				
Case Number: 1247022				
☑ Approved	□ Denied	□ Deferred		

Name of Applicant: Square Foot Studio

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 the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

- 1. Remove the nonhistoric addition on the front façade of the house. The anachronistic wood addition on the front façade that surrounds the front entry of the home will be removed. The historic brick façade that is still intact will be repaired and repainted to match exterior brick on the rest of the house.
- 2. Repair and paint the exterior of the house.
- 3. Remove rear addition and construct a new one-story addition on the rear of house. The current nonhistoric rear addition will be demolished, and the new rear addition will be constructed in the footprint of the addition and extended outward from the footprint towards the Northern and rear property lines. The new addition will be constructed with brick siding in a natural tone, asphalt shingle roofing to match the roofing on the main home, and aluminum clad wood windows with minimum divided lites. The roofline of the new addition will measure 11'9" at its peak. The current brick chimney on the rear addition will be extended to measure 21'6" in height.
- 4. Install a pool in backyard. Install a 10'x20' inground pool in the backyard, between the main house and the extension of the new addition. A 28'x37' blue stone paver patio terrace will be installed around the pool and a 48" tall, vertical wood picket fence will be installed around the perimeter of the pool.

5.	entrance will be removed a	landscaping. The existing stone walkway from the Byway to the front and replaced with a new walkway constructed from pavers along the less from the backyard to make way for the rear addition.		
Application is approved with conditions or modifications ☑ /without conditions or modifications				
Condi	litions or modifications (f applicable):		
	ds for the historic brick once t	e applicant work with staff to find the appropriate mortar and repair he paint is removed and the brick is exposed in order to not harm the		
appea signific provid	arance would have a substicance and value of the his ded sufficient information t	mission has determined that the proposed material changes in stantial adverse effect on the aesthetic, historic or architectural storic property or the historic district \(\perp \) / or, the applicant has not for the Preservation Commission to approve the application \(\perp \).		
Deferr reasor		nmission has deferred action on this application for the following		
The ap	pplication will be re-heard	by the Historic Preservation Commission at its meeting on		
Date:	5/22/24	Signature: Chair, DeKalb County Historic Preservation Commission		

Dekalb County Historic Preservation Commission 330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030 (404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

May 24, 2024

Site Address: 906 LULLWATER RD

ATLANTA, GA 30307-

Parcel ID: 18-002-06-043

Application Date: May 05, 2024

Applicant: Square Feet Studio
Mailing Address: 154 Krog Street, NE,

Unit 170

Atlanta, GA, 30307

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON MAY 20, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

- 1. Remove the nonhistoric addition on the front façade of the house. The anachronistic wood addition on the front façade that surrounds the front entry of the home will be removed. The historic brick façade that is still intact will be repaired and repainted to match exterior brick on the rest of the house.
- 2. Repair and paint the exterior of the house.
- 3. Remove rear addition and construct a new one-story addition on the rear of house. The current nonhistoric rear addition will be demolished, and the new rear addition will be constructed in the footprint of the addition and extended outward from the footprint towards the Northern and rear property lines. The new addition will be constructed with brick siding in a natural tone, asphalt shingle roofing to match the roofing on the main home, and aluminum clad wood windows with minimum divided lites. The roofline of the new addition will measure 11'9" at its peak. The current brick chimney on the rear addition will be extended to measure 21'6" in height.
- 4. Install a pool in backyard. Install a 10'x20' inground pool in the backyard, between the main house and the extension of the new addition. A 28'x37' blue stone paver patio terrace will be installed around the pool and a 48" tall, vertical wood picket fence will be installed around the perimeter of the pool.
- 5. Install new hardscape and landscaping. The existing stone walkway from the Byway to the front entrance will be removed and replaced with a new walkway constructed from pavers along the same path. A total of 13 trees from the backyard to make way for the rear addition.

Approved with the condition that the applicant work with staff to find the appropriate mortar and repair methods for the historic brick once the paint is removed and the brick is exposed in order to not harm the historic brick.

Print Date: 05/24/2024 Page 1 of 2 PL110 Ver 11072018

906 Lullwater Rd

Support Information for Revision to COA Approval 2025.08.25



154 KROG STREET NE, Nº 170 ATLANTA, GA 30307



PROJECT DESCRIPTION

WORK AT 906 LULLWATER RECEIVED A CERTIFICATE OF APPROPRIATENESS ON MAY 24, 2024, AND A BUILDING PERMIT ON APRIL 9, 2025.

WORK PREVIOUSLY APPROVED INCLUDED (SEE ATTACHED COPY OF THE APPROVAL):

- REMOVAL OF NON-HISTORIC PORTIONS OF THE EXISTING HOME
- 2. REPAIR AND REPAINT EXISTING BRICK
- 3. ONE STORY ADDITION ON THE REAR OF THE HOME
- 4. INSTALLATION OF A POOL
- 5. NEW HARDSCAPE AND LANDSCAPE

AT THIS TIME, WE WOULD LIKE APPROVAL TO UPDATE THE DESIGN TO INCLUDE:

- A. PARTIAL TWO-STORY ADDITION TO THE REAR OF THE HOME
- B. GLASSED ENCLOSURE OF THE EXISTING COVERED WALKWAY BETWEEN THE GARAGE AND MAIN HOME
- C. INCLUSION OF A COVERED OUTDOOR KITCHEN ON THE REAR OF THE HOME

THE GOAL

THE INTENT FOR THIS PROJECT REMAINS TO EXTENSIVELY RENOVATE THE EXISTING HOME, WITH THE CONSTRUCTION OF ADDITIONAL LIVING SPACE TO THE REAR OF THE SITE. THE EXISTING HOME HAS ROOMS THAT ARE QUITE CRAMPED, WITH LITTLE ACCESS TO NATURAL DAYLIGHT AND FINISHES THAT ARE WORN DOWN AND IN NEED OF REPLACEMENT.

THE EXISTING HOME HAS THE APPEARANCE OF A CLUSTER OF SMALLER PAVILIONS WHEN VIEWED FROM THE STREET. THE DESIGN INTENT IS FOR THE NEW CONSTRUCTION ELEMENTS AT THE REAR OF THE SITE TO REPLACE A LATER ADDITION AND MIMIC THESE PAVILIONS IN BOTH SCALE AND APPEARANCE. WE BELIEVE THE NEW ADDITIONS TO THE HOME, AND THE INTERIOR RENOVATION WILL NOT SACRIFICE ANY OF THE CHARMING CHARACTER OF THE EXISTING HOME, AND WILL SERVE A FAMILY'S NEEDS FOR DECADES TO COME

THE PROJECT

THE FRONT ELEVATION OF THE HOME HAS A LATER ADDITION BUILT OUT FROM THE BRICK FACADE THAT WE ARE PROPOSING TO REMOVE TO REVEAL THE EXISTING BRICK FACADE.

NEW LANDSCAPING & HARDSCAPING LEADING FROM STREET TO MAIN ENTRY

REMOVAL OF A LATER ADDITION AND REPLACEMENT WITH ADDITIONAL SQUARE FOOTAGE AT REAR OF EXISTING HOME TO INCLUDE NEW BEDROOMS NEW TERRACE WITH POOL AT REAR OF EXISTING HOME

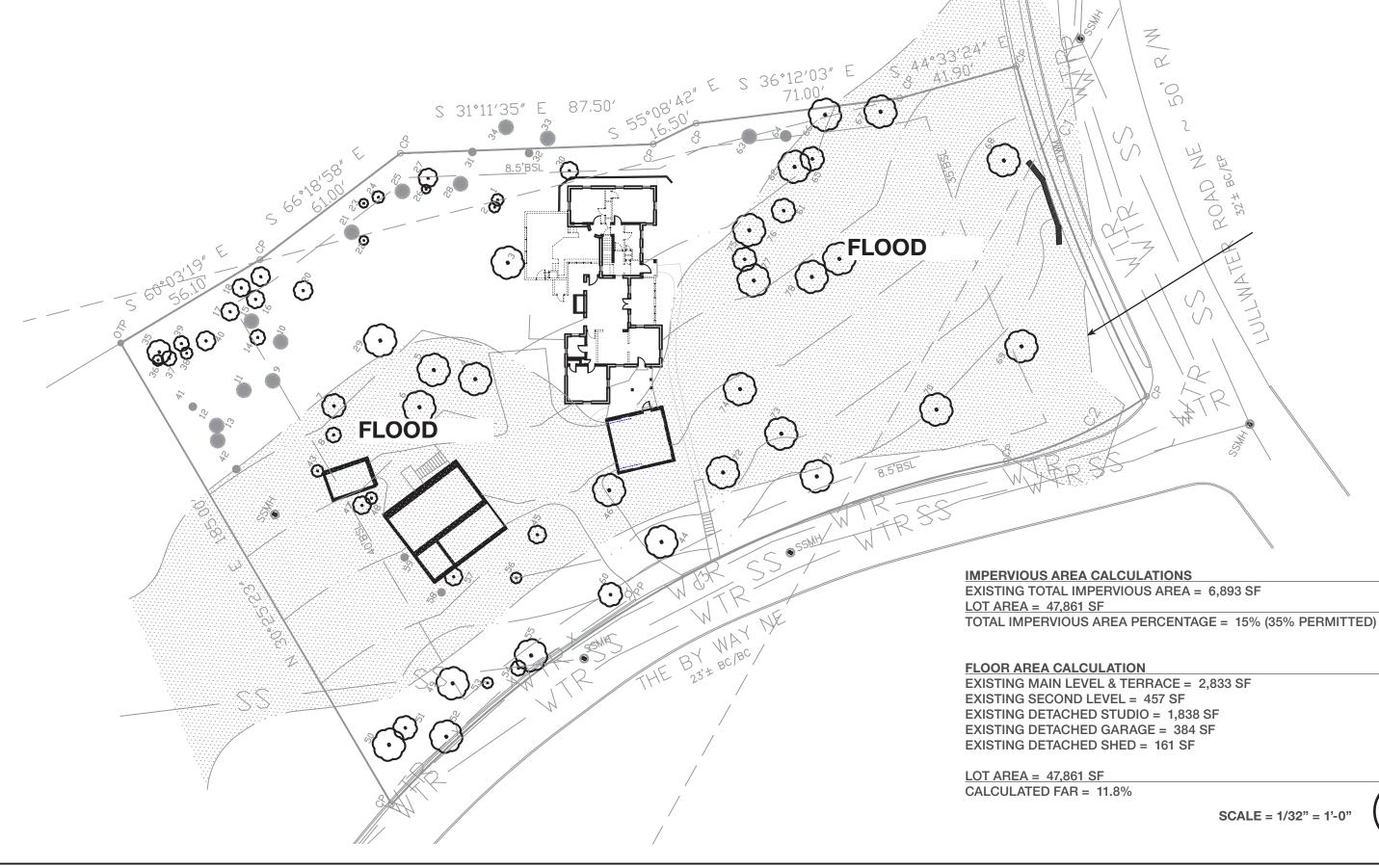
EXISTING ROOF LINE OF THE EXISTING HOME WILL REMAIN INTACT

EXISTING BRICK FACADE TO BE CLEANED AND REPAINTED

EXISTING WINDOWS TO BE REPLACED WITH SIMILAR STYLE WINDOWS IN MATERIAL AND APPEARANCE

LANDSCAPING AROUND THE NEW ADDITION AND POOL TERRACE

AN EXISTING COVERED BREEZEWAY BETWEEN THE GARAGE AND MAIN HOME WILL BE ENCLOSED WITH GLASS



PROJECT TITLE:

906 LULLWATER ROAD ATLANTA, GA 30307 SHEET TITLE:

EXISTING SITE PLAN

PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
1	REVISION 01	08.25.2025

NOTE:

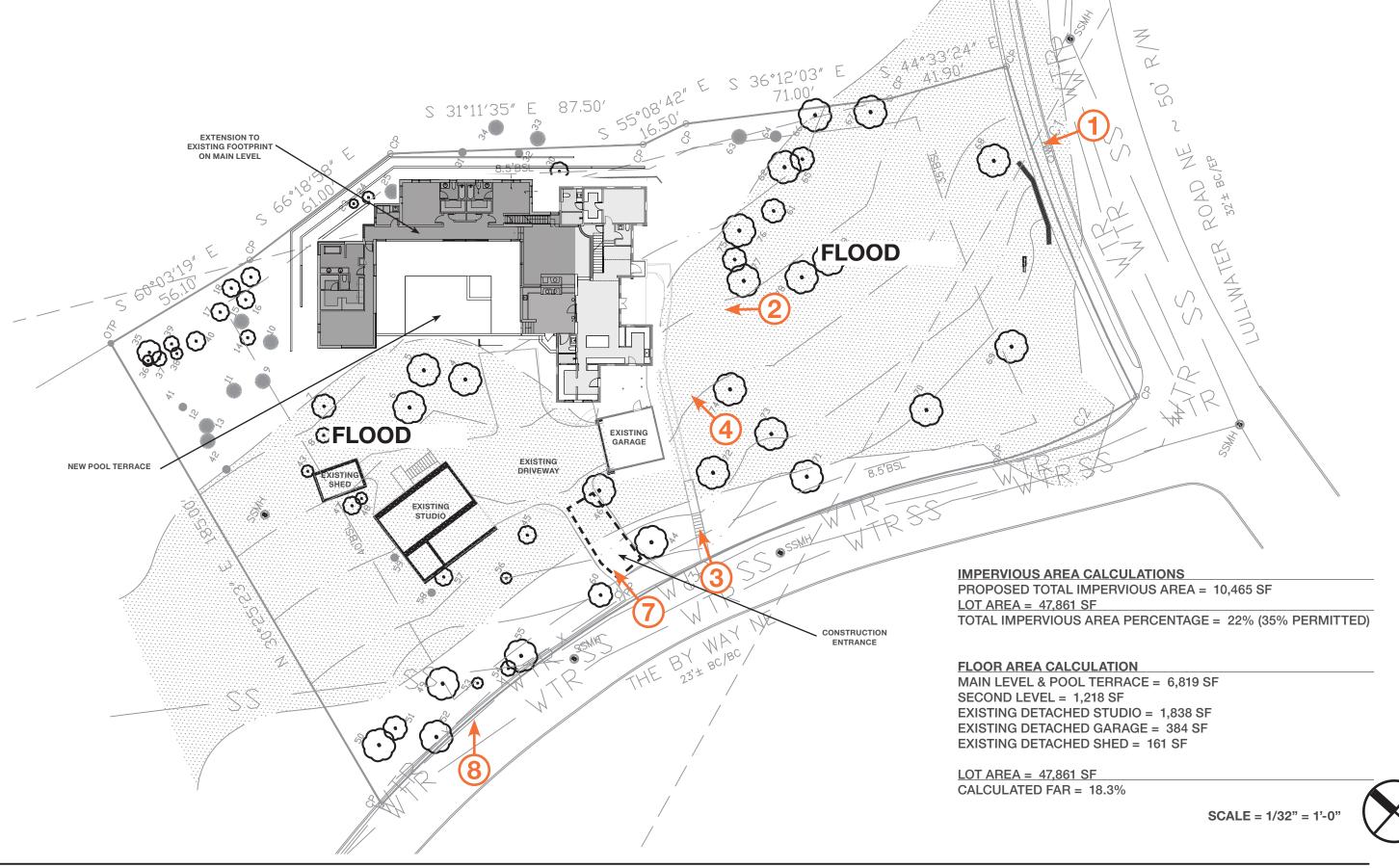
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PROJECT TITLE:

906 LULLWATER ROAD ATLANTA, GA 30307 SHEET TITLE:

PROPOSED SITE PLAN

PUBLISHED DRAWINGS:

△ ISSUE DATE
1 REVISION 01 08.25.2025

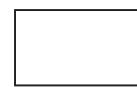
NOTE:

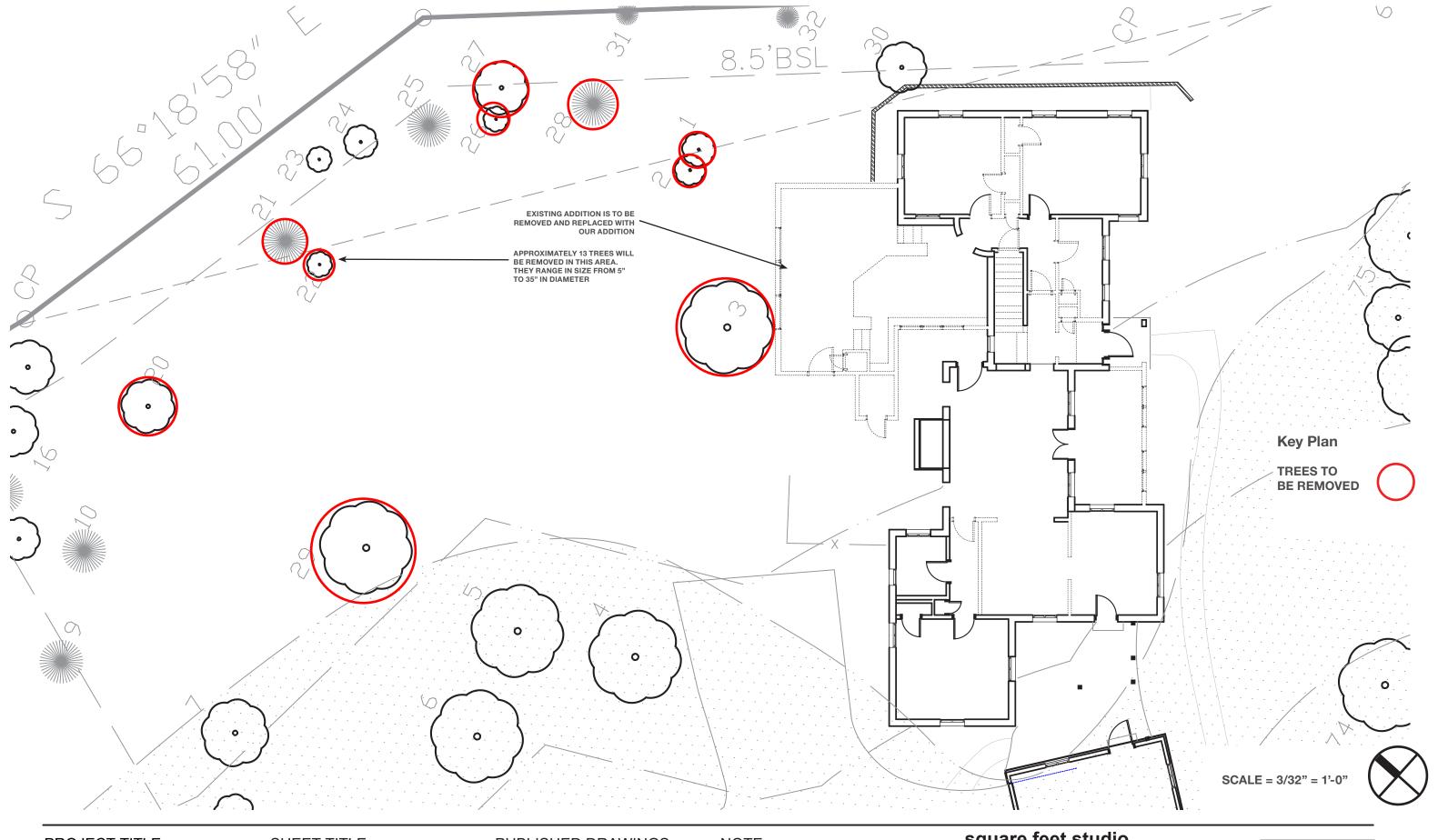
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PROJECT TITLE:

906 LULLWATER ROAD **ATLANTA, GA 30307**

SHEET TITLE:

PROPOSED DEMOLITION

PUBLISHED DRAWINGS:

\triangle	ISSUE	DATE
1	REVISION 01	08.25.2025

NOTE:

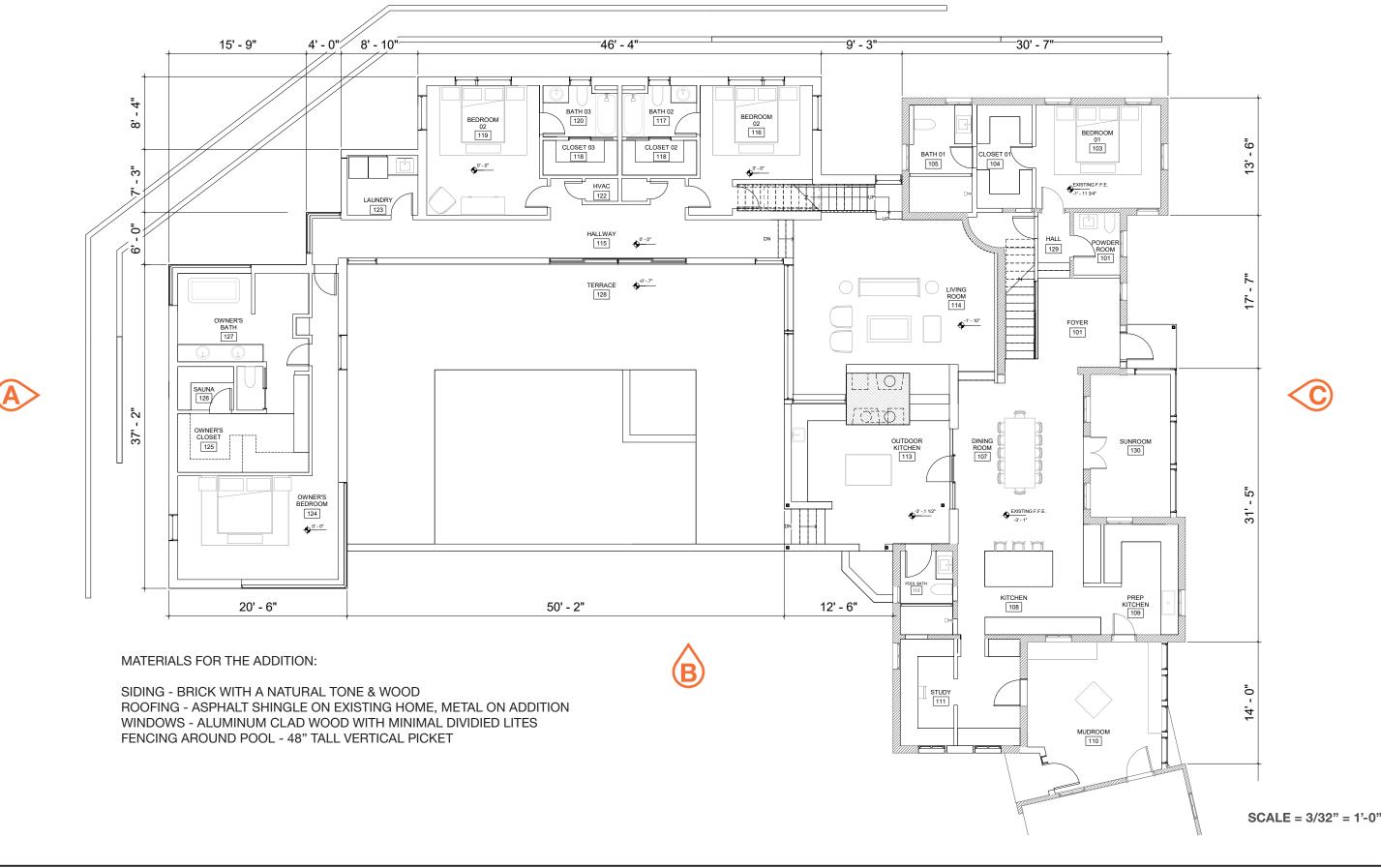
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PROJECT TITLE:

906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE:
PROPOSED FLOOR
PLAN

PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
1	REVISION 01	08.25.2025

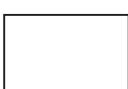
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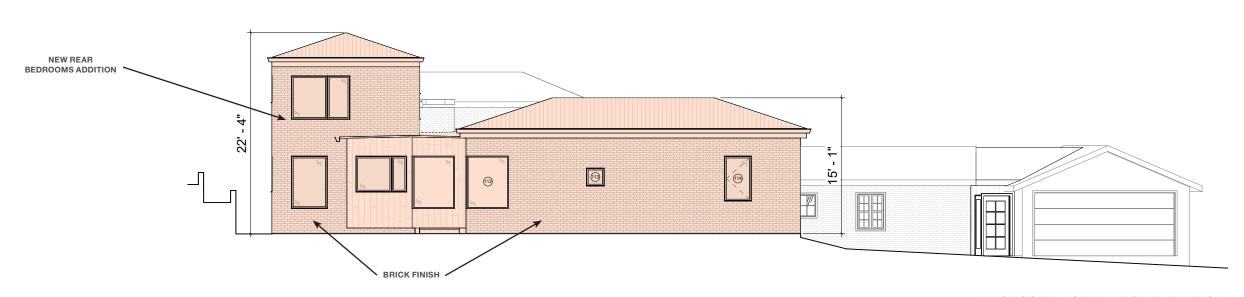
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EXISTING NORTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION

ELEVATION A SCALE = 3/32" = 1'-0"

PROJECT TITLE:

906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE: **ELEVATIONS**

PUBLISHED DRAWINGS:

△ ISSUE DATE
1 REVISION 01 08.25.2025

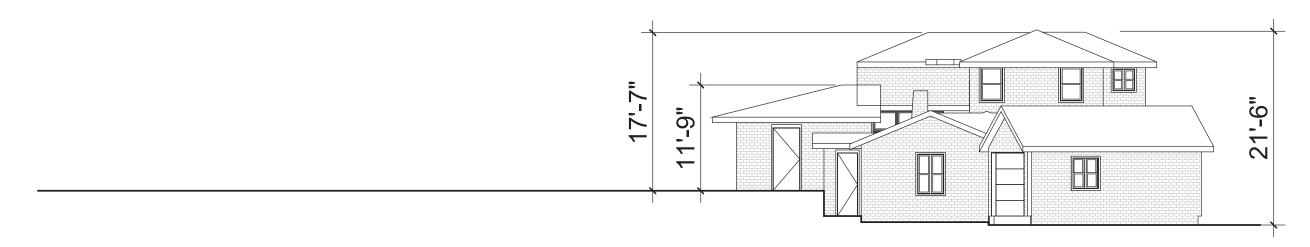
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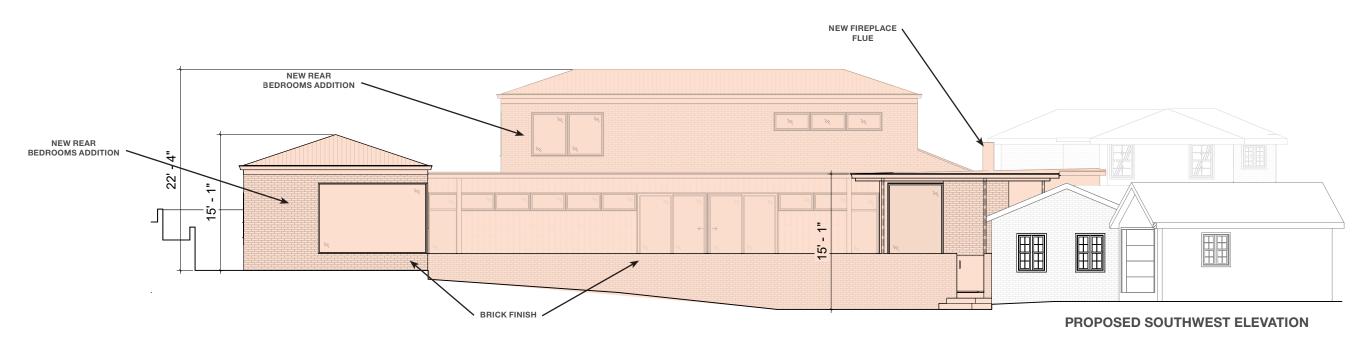
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EXISTING SOUTHWEST ELEVATION



ELEVATION B SCALE = 3/32" = 1'-0"

PROJECT TITLE:

906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE: ELEVATIONS

PUBLISHED DRAWINGS:

△ ISSUE DATE

1 REVISION 01 08.25.2025

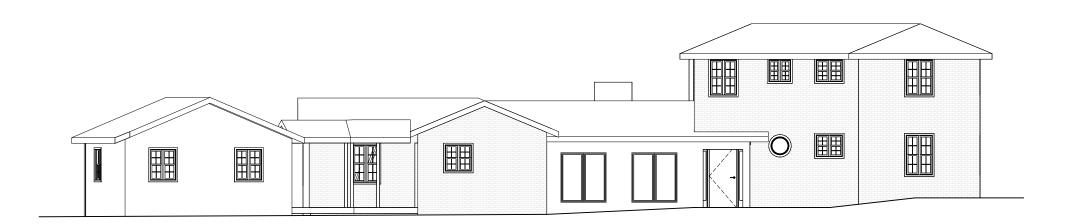
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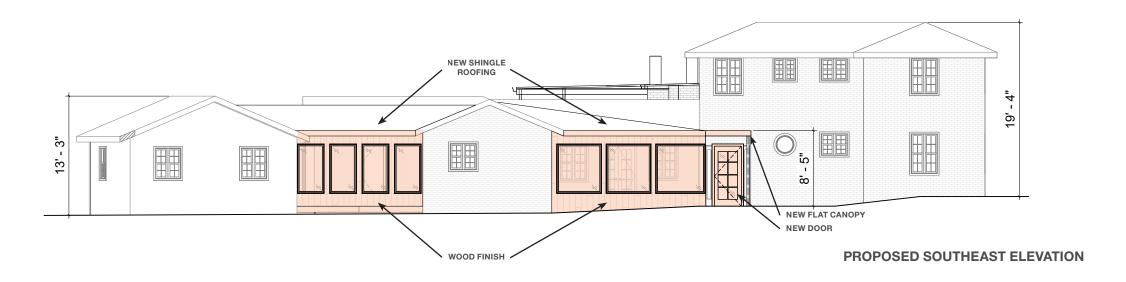
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EXISTING SOUTHEAST ELEVATION



ELEVATION C SCALE = 3/32" = 1'-0"

PROJECT TITLE:

906 LULLWATER ROAD ATLANTA, GA 30307 SHEET TITLE: ELEVATIONS

PUBLISHED DRAWINGS:

△ ISSUE DATE
1 REVISION 01 08.25.2025

NOTE:

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NO PORTION OF THE ADDITION VISIBLE FROM THIS VANTAGE POINT.

NEW CANOPY

NEW WOOD AND GLASS ENCLOSURE FOR SUNROOM

LATER WOOD ADDITION REMOVED TO EXPOSE ORIGINAL BRICK FACADE

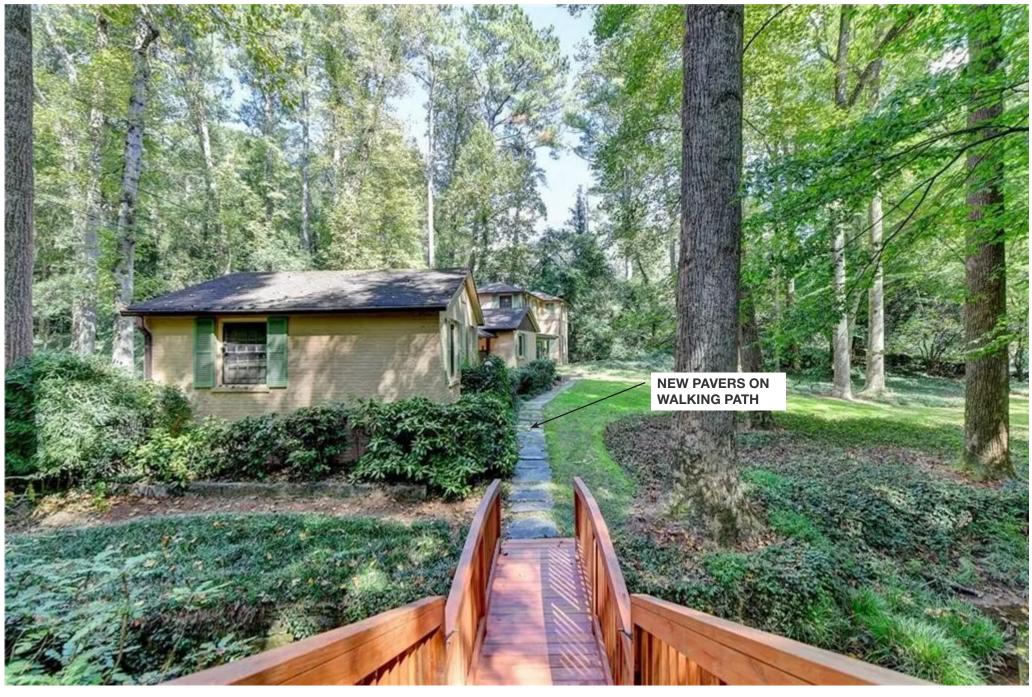


PHOTOS OF EXISTING LATER ADDITION WHICH WILL BE REMOVED TO REVEAL ORIGINAL BRICK FACADE





THIS IS AN ANACHRONISTIC ADDITION WHICH CLUTTERS UP THE ORIGINAL FACADE. WE WILL BE REBUILDING THIS AS A WOOD AND GLASS MORE OPEN ENCLOSURE THAT CONCEALS LESS OF THE HISTORIC BUILDING.



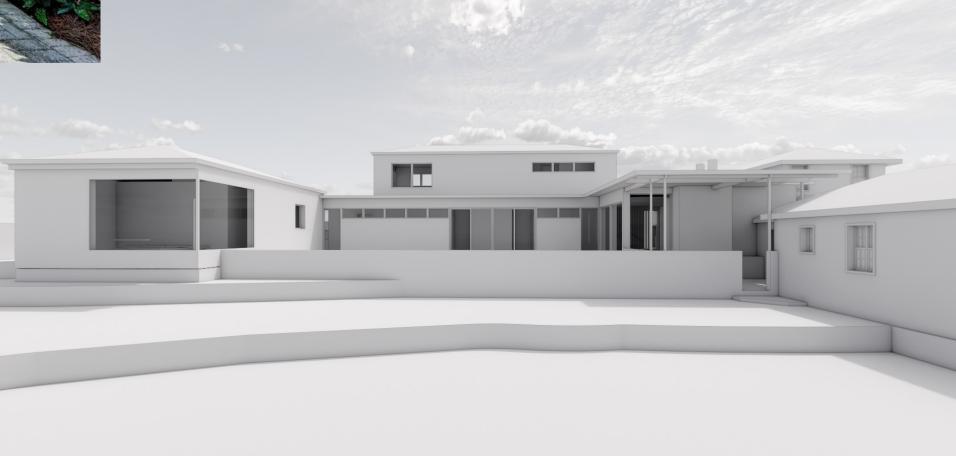
THE EXISTING WALKWAY FROM THE STREET TO THE HOME WILL HAVE NEW PAVERS ALONG THE SAME PATH.



THIS IS AN ANACHRONISTIC ADDITION WHICH CLUTTERS UP THE ORIGINAL FACADE. WE WILL BE REMOVING THIS AND REVEALING THE ORIGINAL FACADE. EXISTING PAINTED BRICK WILL BE REPAINTED.



THE NEW CONSTRUCTION EXTENDS TO THE REAR OF THE SITE ALONG THE RELATIVELY FLAT PORTION OF GROUND.

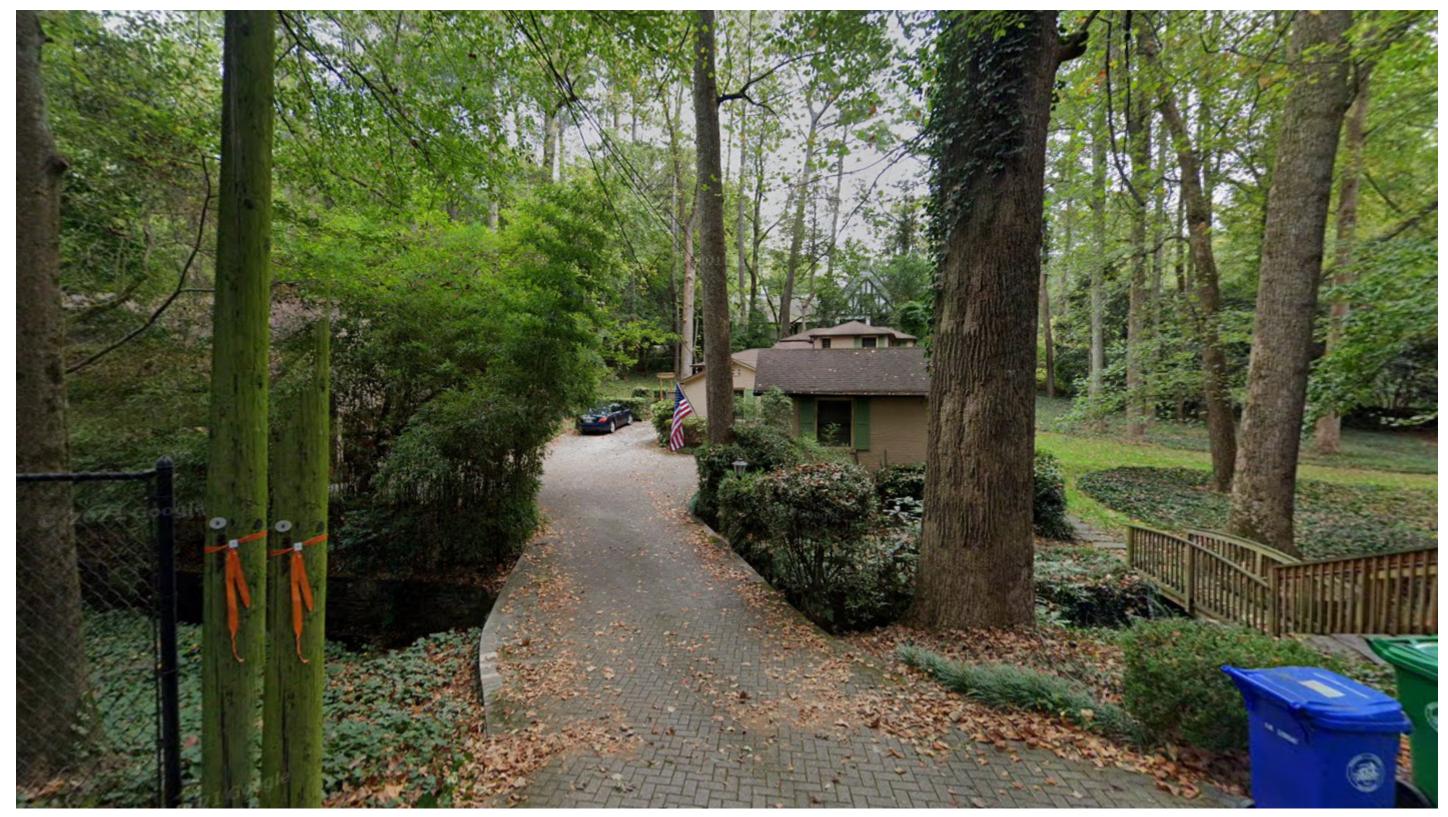




THE NEW CONSTRUCTION EXTENDS TO THE REAR OF THE SITE ALONG THE RELATIVELY FLAT PORTION OF GROUND.







SMALL PORTION OF THE ADDITION IS VISIBLE FROM THE START OF THE DRIVEWAY.



NO PORTION OF THE ADDITION VISIBLE FROM THIS VANTAGE POINT.