

DeKalb County Historic Preservation Commission

Monday, , 2025- 6:00 P.M.

Staff Report

Regular Agenda

- I. 906 Lullwater Road, Maureen Meulen. Modify a previous COA to construct a rear addition, renovate a nonhistoric addition on the front façade, and construct a covered outdoor area on the rear of the property. **1247761**

Built in 1942 (18 002 06 043)

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

- 10-11 906 Lullwater Road (DH), Stan Kagan. Add railing to steps and add trellis near street. 17369. **Approved with modification.**
- 09-13 906 Lullwater Road (DH), Stanley Kagan. Replace roofing shingles with simulated tile. 18791. **Denied**
- 05-24 906 Lullwater Road, Square Feet Studio. Construct a rear addition and remove a nonhistoric front addition. 1247022. **Approved with Modification.**

Summary

October 2025

The applicant provided revised drawings for the proposed modifications after agreeing to defer the application from the previous month's meeting. The revised drawings show that the proposed rear additions will now match the height of the existing two-story portion of the house and will not be visible from the Right of Way. The enclosing of the front walkway and front entrance will be completed with a series of single-pane floor-to-ceiling windows, the roof line above the main entrance will not be modified, and the roofing above the walkway will be modified to match the roof ridge of the main house. A double-hung 6-over-6 window will be installed on the front façade of the front-gable portion of the house, matching the existing window on the structure.

In addition to the modifications to the proposed rear additions and front façade, the applicant provided a landscaping plan for the rear of the property to provide screening of the rear additions from The By Way. This includes planning the following plants:

- Farkleberry
- Spice Bush
- Button Bush
- Button Bush
- Sweet Shrub

These plants will be installed on the Southwest façade of the rear addition, facing towards The By Way.

September 2025

The applicant proposes the following modifications to a previously approved scope of work to renovate a historic house:

1. Construct a two-story and a one-story addition on the rear of the house. Previously, a single-story addition was approved to be constructed on the rear of the historic house after the demolition of a smaller nonhistoric rear addition; the applicant proposes that in order to prevent requiring a variance due to the stream buffer that the addition on the rear of the property be a two-story addition with a one-story addition on the rear. The proposed two-story addition will measure 22' 4" in height from grade to the roof ridge and will be taller than the existing tallest portion of the main house, which measures 21' 6" in height from grade to the roof ridge on the front of the property and 17' 7" on the rear of the property. The one-story addition on the rear of the two-story addition will measure 15' 1" in height from grade to roof ridge; the previously approved one-story addition measured 11' 9" from grade to roof ridge. The combined square footage of the rear addition will measure 2,820 square feet. The two-story addition and one-story addition will be constructed with a hipped metal roof, brick and wood siding to match the main structure, and aluminum-clad wood windows with minimal divided lites. The rear addition will be partially visible from the Right of Way from Lullwater Road and will be visible from the Right of Way from The By Way.
2. Construct a covered outdoor kitchen on the rear of the house. A 16'x16' outdoor kitchen will be constructed on the center of the rear façade of the house. The outdoor kitchen will be constructed with a flat metal roof supported by wood columns reaching 15' 1" in height, a concrete and paver patio, and a metal fireplace flue. The canopy metal roof will be visible from the front façade of the house and will be visible from the Right of Ways of Lullwater Road and The By Way.
3. Enclose existing covered walkway between the garage and house. The open breeze walkway on the front façade of the house, connecting the garage to the South of the property to the main structure, will be enclosed with pitched asphalt shingle roof, wood siding, and steel frame dual pane windows with no divided lites.
4. Renovate the nonhistoric addition on the front façade of the house. The applicant proposes renovating the nonhistoric addition on the front façade of the house that was previously approved to be demolished and remove to expose the historic front façade and main entry. The current two sets of sliding vertical windows on the addition will be removed and replaced with three large teal frame dual pane windows with no divided lites. The existing siding on the addition will be removed and replaced with new wood siding, the pitched asphalt shingle roof above the addition will be removed and a hipped asphalt shingle roof will be installed, and the roof ridge over the main entrance will be removed and replaced with a flat canopy. The existing solid wood front entrance door will also be removed and replaced with a 2x4 divided lite door.

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-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.

- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 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.
- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be

visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 8.24.25 Date Received: _____

Address of Subject Property: 906 Lullwater Rd NE Atlanta, GA 30307

Applicant: Maureen Meulen E-Mail: maureenmeulen@gmail.com

Applicant Mailing Address: 556 Page Ave NE Atlanta, GA 30307

Applicant Phone: 3107098880

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

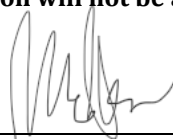
New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☒	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

We were previously approved for a COA a year ago for construction. While in construction, we determined some of the plans did not align and instead of asking for a variance due to the stream buffer, we are applying to add a second floor in the rear of the property. Additionally instead of demo-ing a later addition, we would like to renovate it and we would also like to add a covered outdoor kitchen in the rear of the property.

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: _____



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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

to 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 pvjennings@dekalbcountyga.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

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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
- j. 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

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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:
 - 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: Square Feet Studio

Address of Property: 906 Lullwater Road

Date(s) of hearing if any: May 20th, 2024

Case Number: 1247022

☒ **Approved** ☐ **Denied** ☐ **Deferred**

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. 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.

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

Conditions or modifications (if applicable):

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.

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 ☐ / or, 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: 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.

906 Lullwater Rd

Support Information for Revision to COA Approval
2025.08.25



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154 KROG STREET NE, N° 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):

- 1. 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

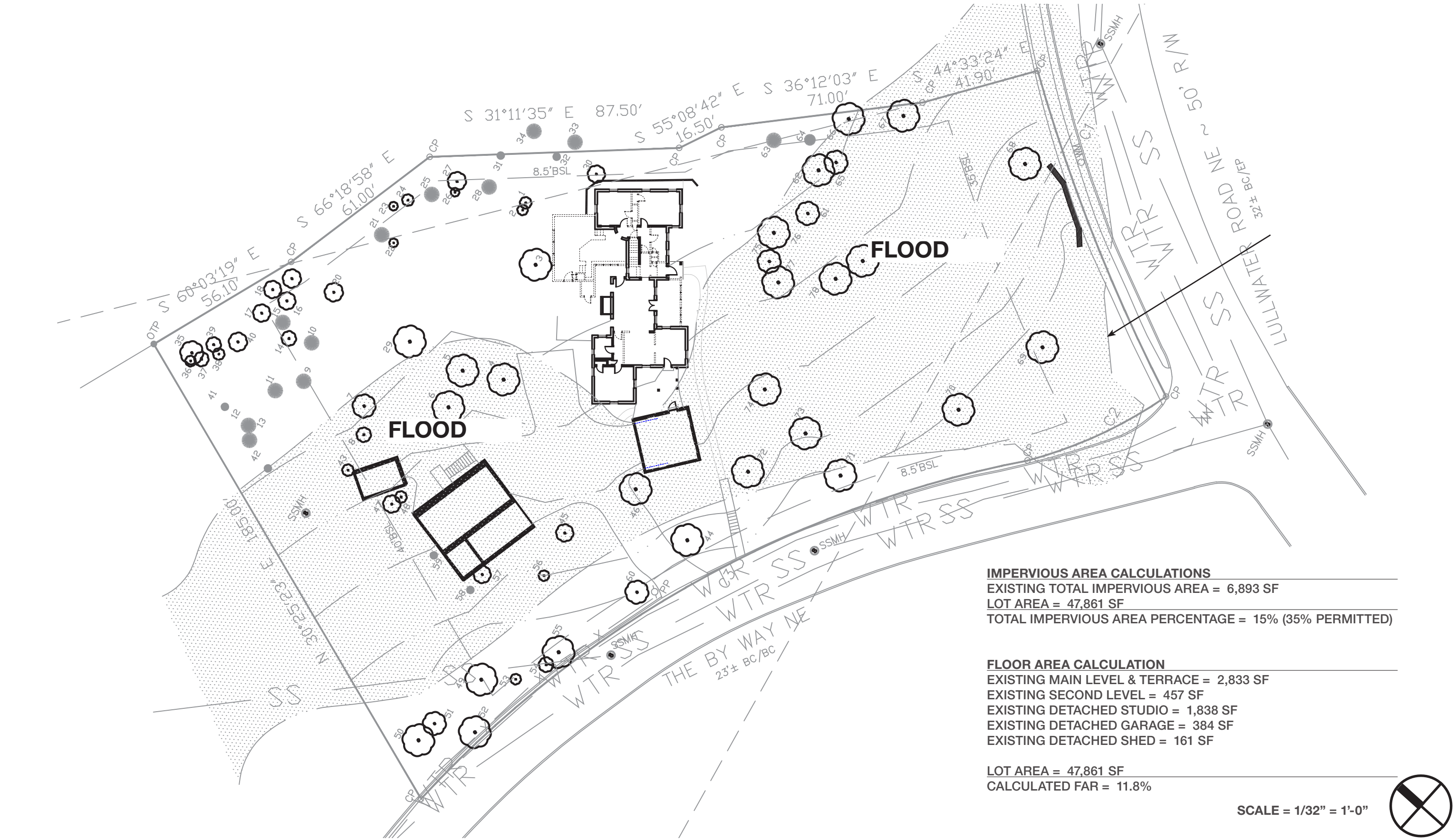
EXISTING ROOF LINE OF THE EXISTING HOME WILL REMAIN INTACT

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



IMPERVIOUS AREA CALCULATIONS
EXISTING TOTAL IMPERVIOUS AREA = 6,893 SF
LOT AREA = 47,861 SF
TOTAL IMPERVIOUS AREA PERCENTAGE = 15% (35% PERMITTED)

FLOOR AREA CALCULATION
EXISTING MAIN LEVEL & TERRACE = 2,833 SF
EXISTING SECOND LEVEL = 457 SF
EXISTING DETACHED STUDIO = 1,838 SF
EXISTING DETACHED GARAGE = 384 SF
EXISTING DETACHED SHED = 161 SF

LOT AREA = 47,861 SF
CALCULATED FAR = 11.8%

SCALE = 1/32" = 1'-0"



PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:
**EXISTING
SITE PLAN**

PUBLISHED DRAWINGS:		
△	ISSUE	DATE
1	REVISION 01	08.25.2025

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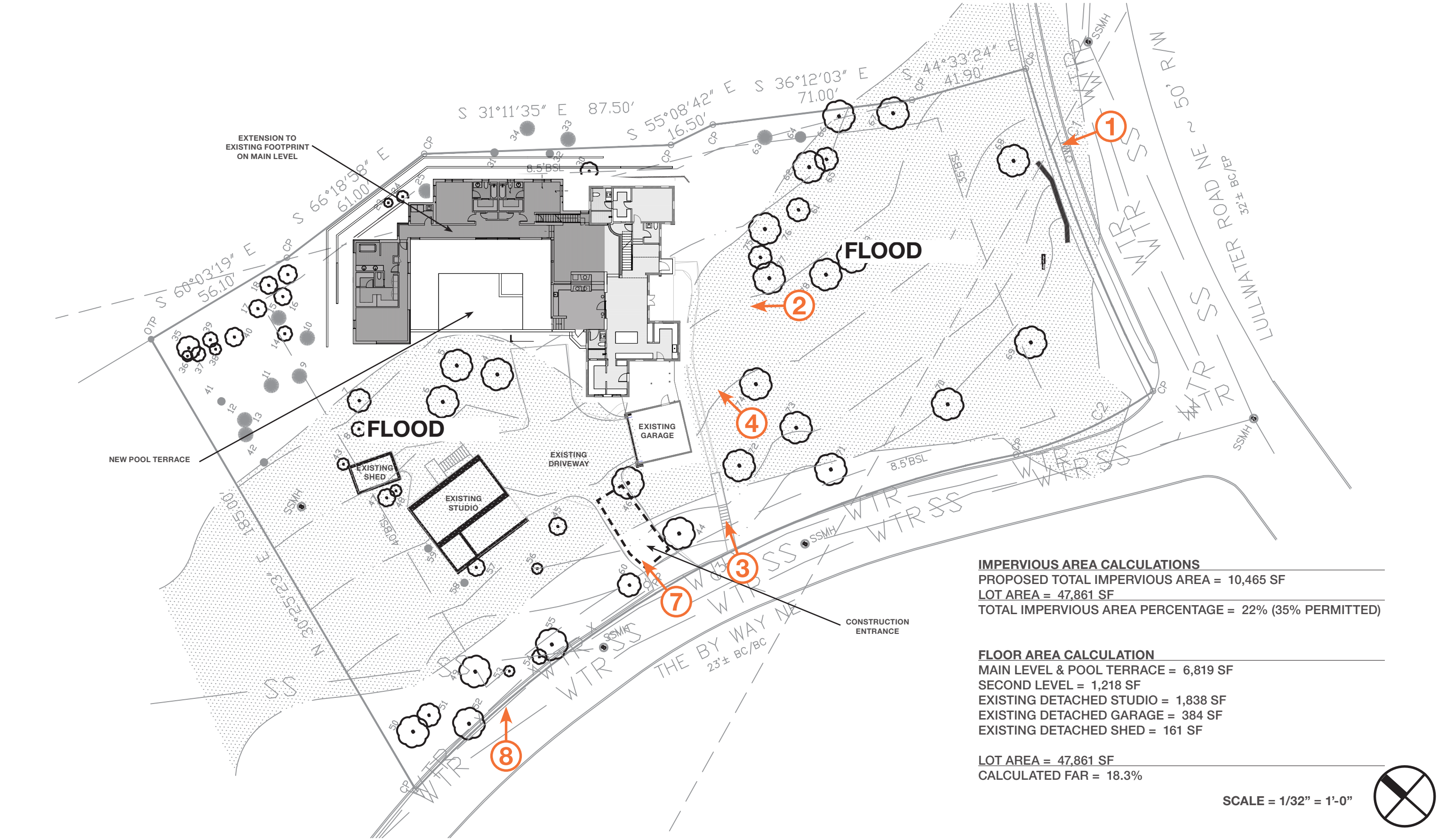
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NO CHANGE



PROJECT TITLE:

906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE:

PROPOSED SITE PLAN

PUBLISHED DRAWINGS:

△	ISSUE	DATE
1	REVISION 01	08.25.2025

NOTE:

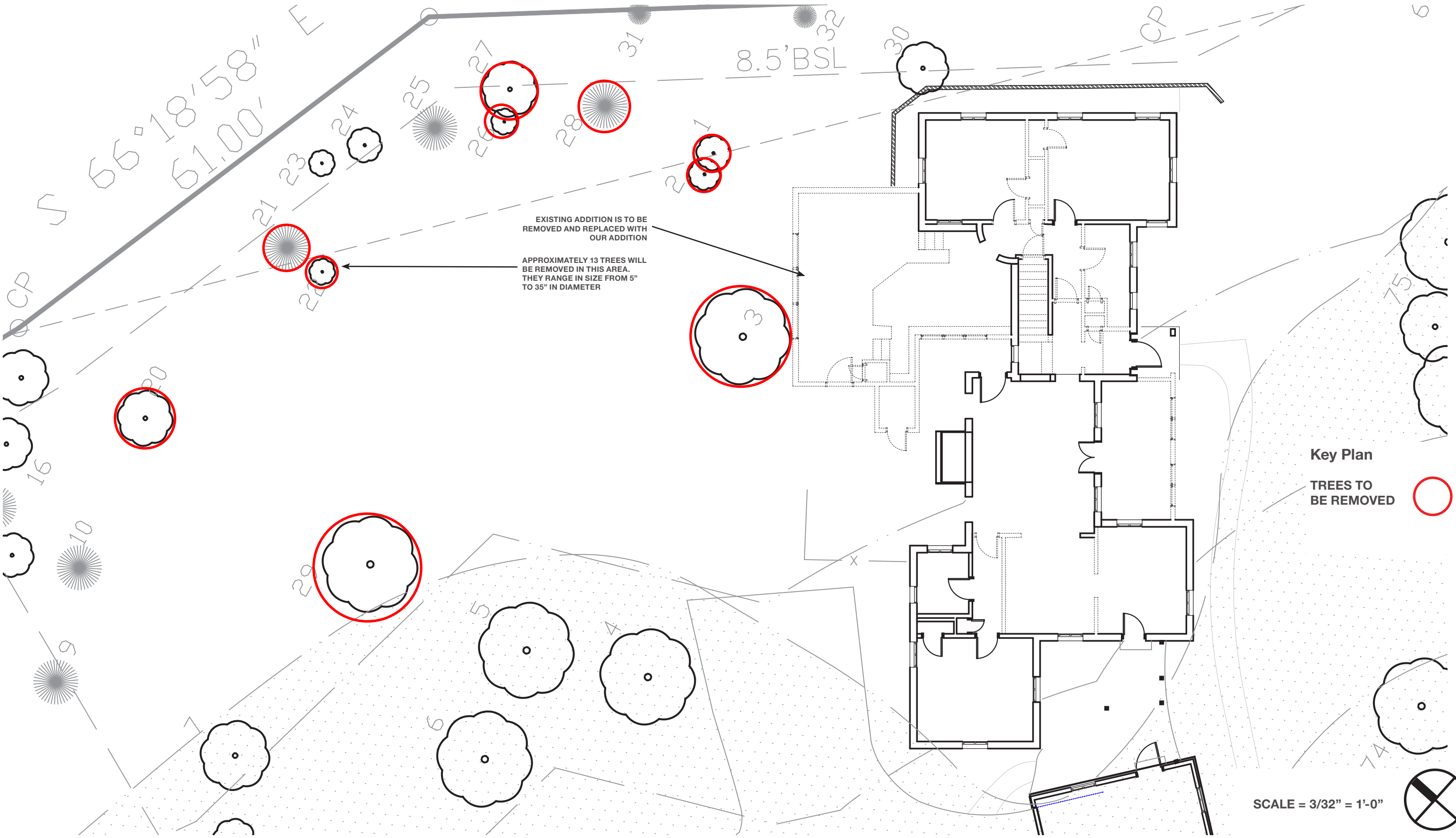
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PROJECT TITLE:

906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE:

PROPOSED
DEMOLITION

PUBLISHED DRAWINGS:

△	ISSUE	DATE
1	REVISION 01	08.25.2025

NOTE:

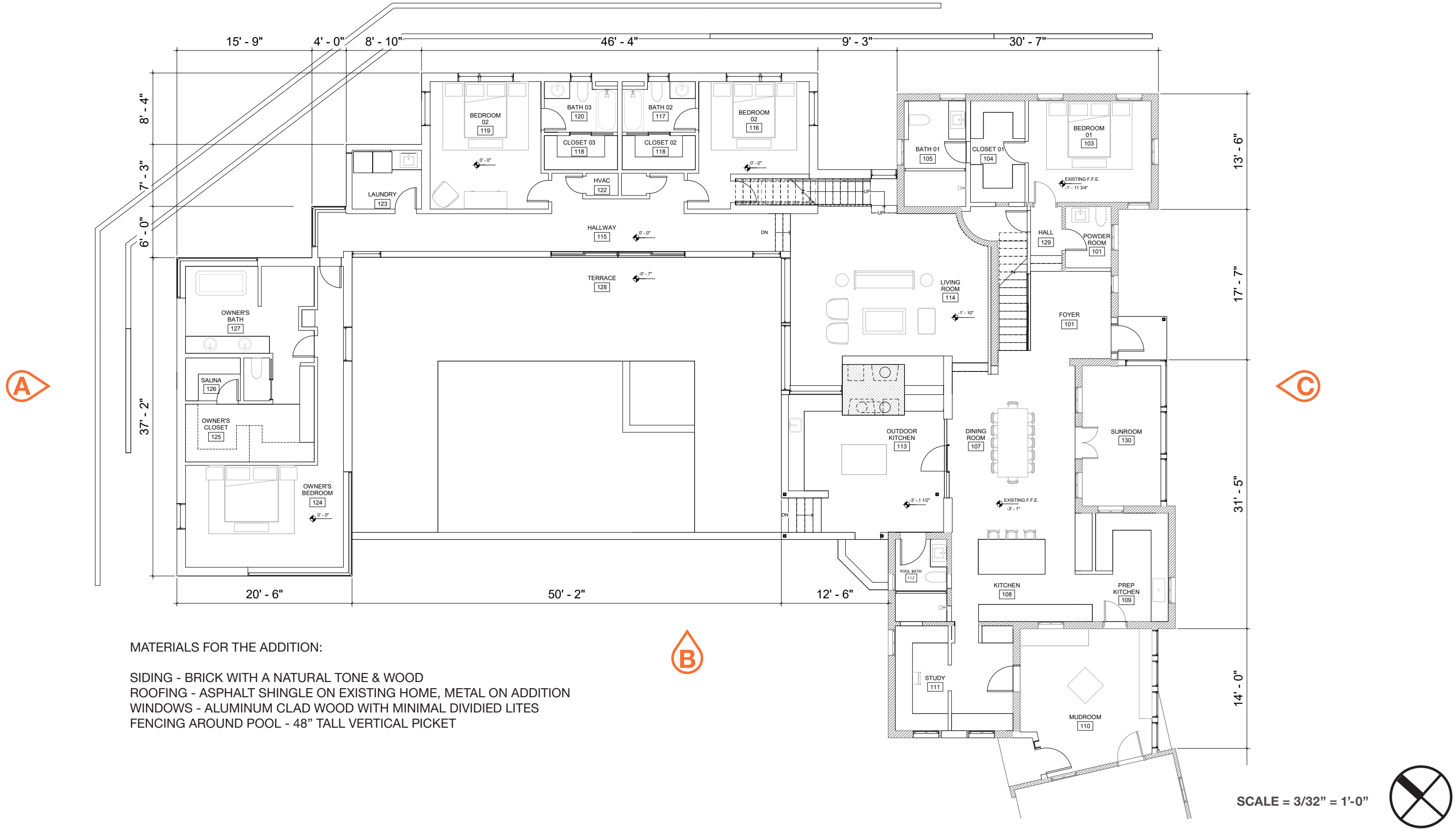
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MATERIALS FOR THE ADDITION:

- SIDING - BRICK WITH A NATURAL TONE & WOOD
- ROOFING - ASPHALT SHINGLE ON EXISTING HOME, METAL ON ADDITION
- WINDOWS - ALUMINUM CLAD WOOD WITH MINIMAL DIVIDIED LITES
- FENCING AROUND POOL - 48" TALL VERTICAL PICKET

PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:
**PROPOSED FLOOR
PLAN**

PUBLISHED DRAWINGS:		
△	ISSUE	DATE
1	REVISION 01	08.25.2025

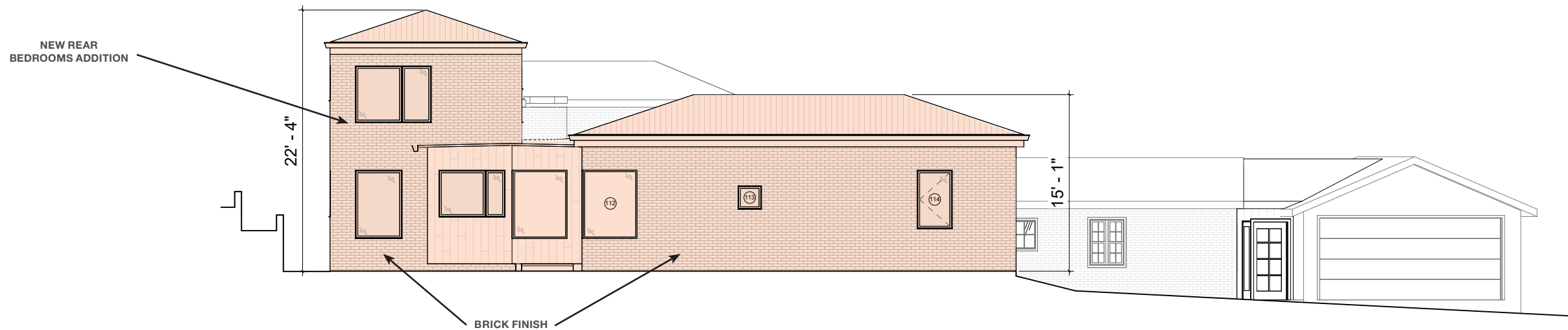
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EXISTING NORTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION

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

PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

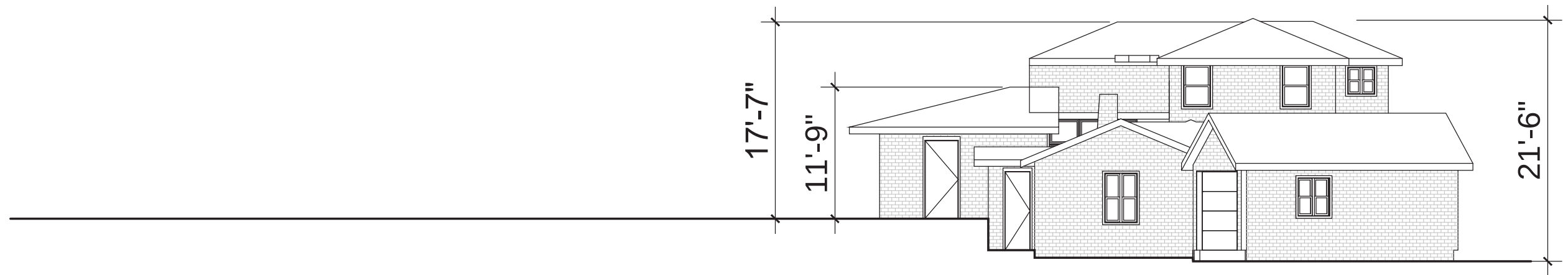
SHEET TITLE:
ELEVATIONS

PUBLISHED DRAWINGS:		
△	ISSUE	DATE
1	REVISION 01	08.25.2025

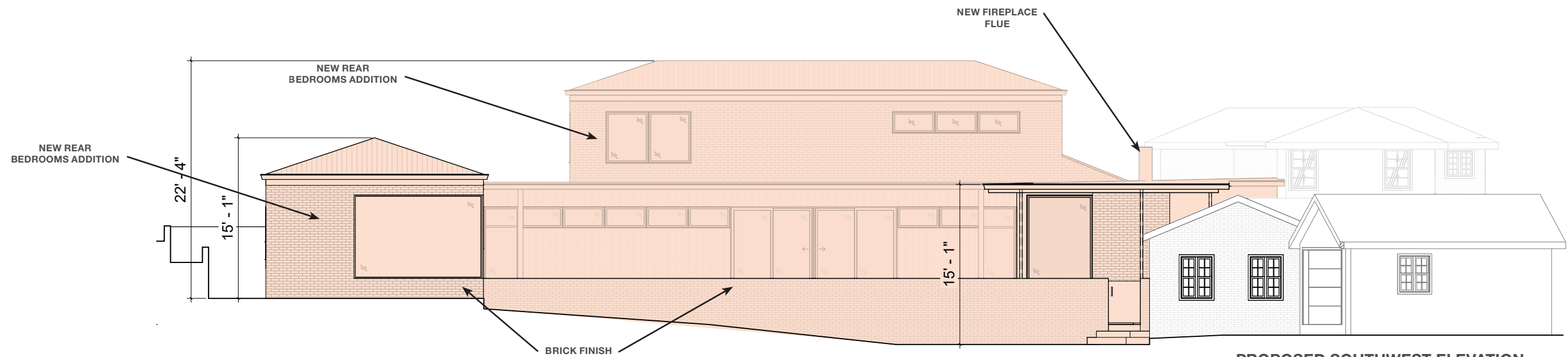
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EXISTING SOUTHWEST ELEVATION



PROPOSED 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

NOTE:

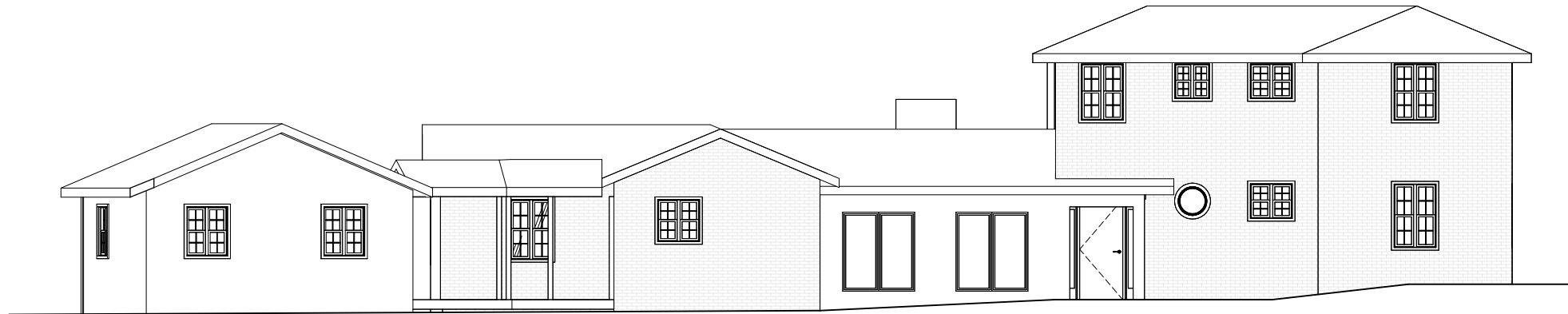
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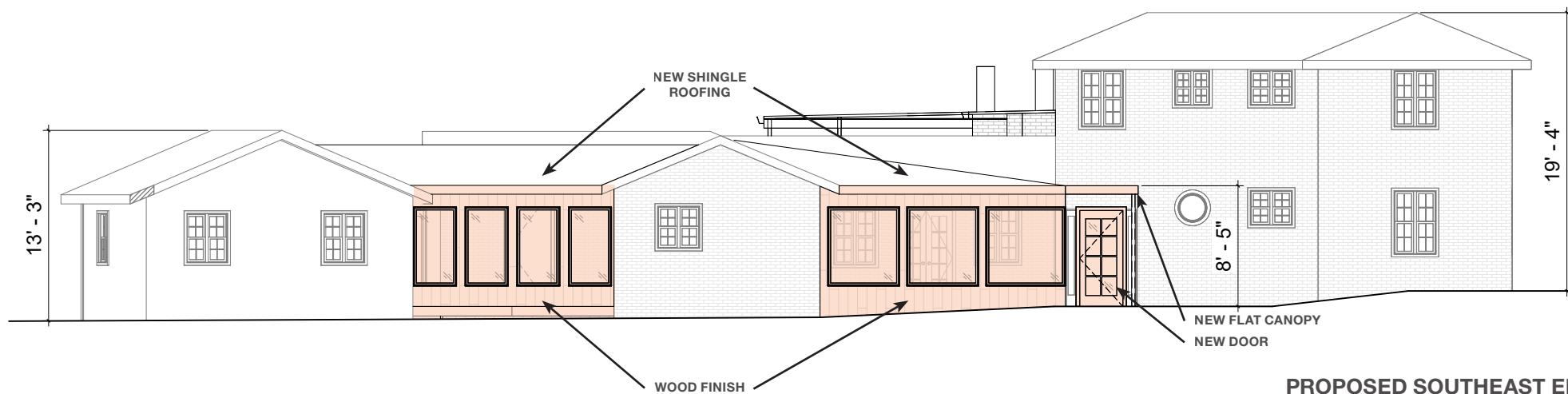
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EXISTING SOUTHEAST ELEVATION



PROPOSED 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

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NO PORTION OF THE ADDITION VISIBLE FROM
THIS VANTAGE POINT.

VIEW FROM STREET (VIEW 1)

NO CHANGE



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 REBUILDING THIS AS A WOOD AND GLASS MORE OPEN ENCLOSURE THAT CONCEALS LESS OF THE HISTORIC BUILDING

NEW PAVERS ON WALKING 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.

VIEW FROM STREET (VIEW 8)

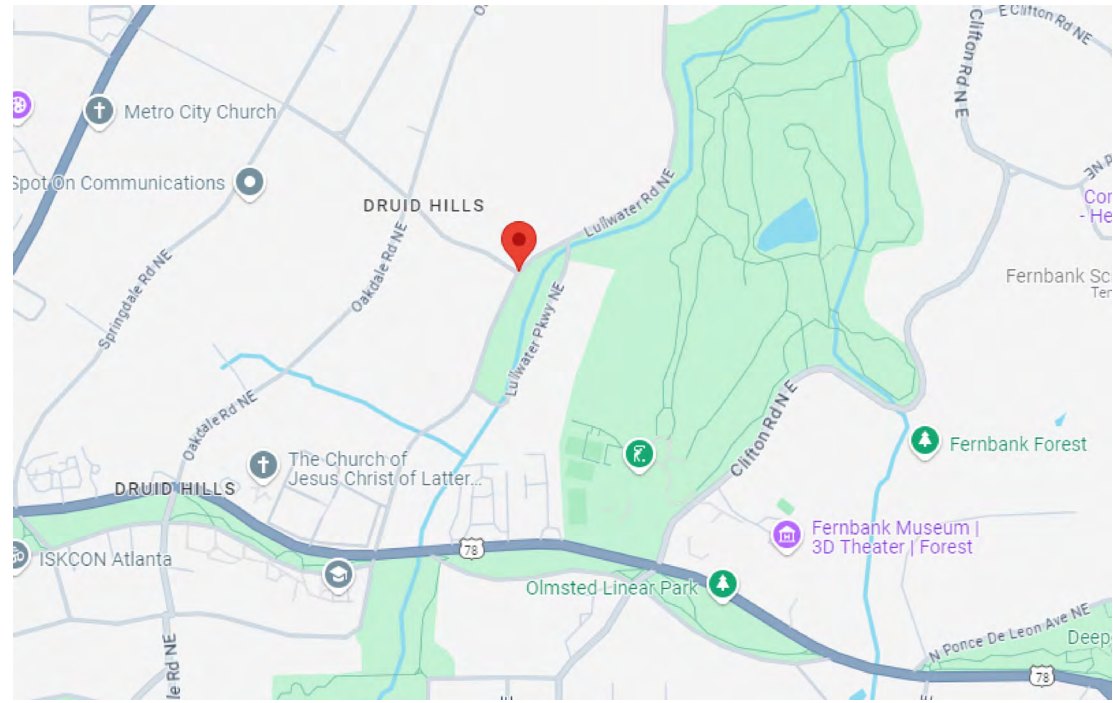
NO CHANGE

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0064K EFFECTIVE DATE: 08/15/2019
ZONE 'X' (SHADED) & 'X'

EROSION CONTROL LEGEND APPLY TO ALL DISTURBED AREAS	
Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

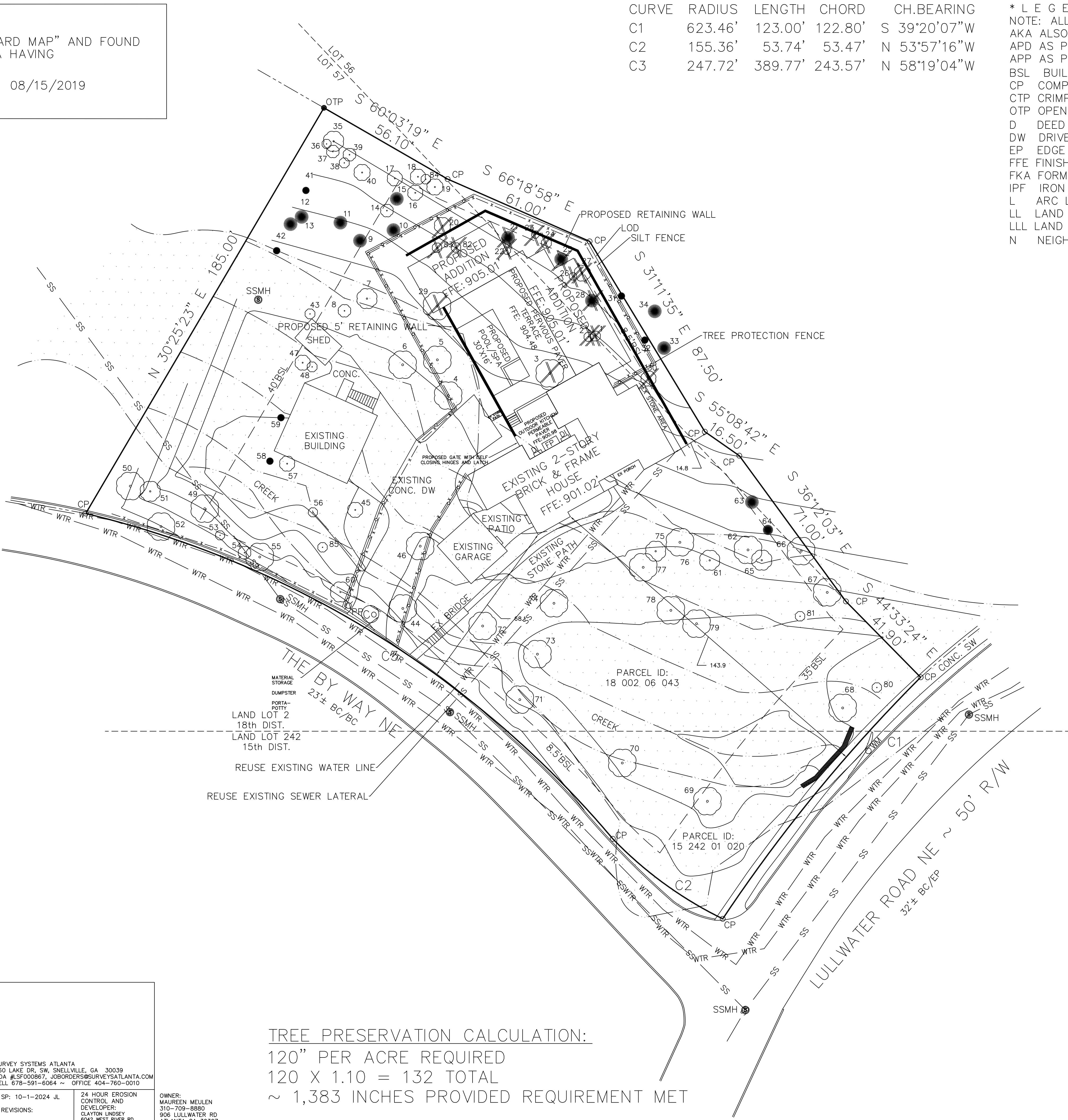


VICINITY MAP – NOT TO SCALE



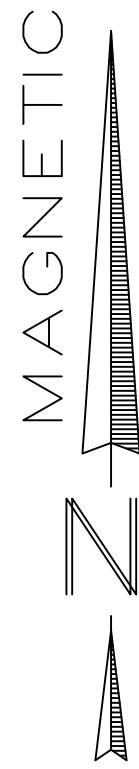
IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW

RELEASED FOR
CONSTRUCTION



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	623.46'	123.00'	122.80'	S 39°20'07"W
C2	155.36'	53.74'	53.47'	N 53°57'16"W
C3	247.72'	389.77'	243.57'	N 58°19'04"W

* L E G E N D *	
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND
DW DRIVEWAY	(1/2" UNO)
EP EDGE OF PAVEMENT	RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION	SW SIDEWALK
FKA FORMERLY KNOWN AS	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S	WALL



DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
8731 SF= 0.20 AC

IMPERVIOUS (IN SQUARE FEET)	
EXISTING HOUSE	2309
EX BUILDING	920
EX CONC . DW	2433
EX CONC . SW	30
EX GARAGE	385
EX SHED	162
EX STONE AREA	388
EX PATIO	827
EX PORCH	28
EX PLANTER	67
EX FIREPLACE	20
EX DI	8
EX STEPS	109
EX BRIDGE	38
EX WALL	73
EXISTING IMPERVIOUS	7797
EX PLANTER	-67
EX PATIO	-281
EX STONE PATH	-28
EX STEPS	-7
EX WALL	-20
REMOVED IMPERVIOUS	
ADDITION	1839
POOL/SPA	480
RETAINING WALL	183
PROPOSED IMPERVIOUS	2502
NEW IMPERVIOUS	2099
TOTAL IMPERVIOUS	9896
IMPERVIOUS %	0.206761105
PERVIOUS PAVER PATIO	1430
TOTAL COVERAGE	11326
TOTAL COVERAGE %	0.23663867

TREE PRESERVATION CALCULATION:
120" PER ACRE REQUIRED
120 X 1.10 = 132 TOTAL
~ 1,383 INCHES PROVIDED REQUIREMENT MET

PROPERTY ADDRESS: 906 LULLWATER RD NE, ATLANTA, GA 30307	SITE PLAN PAGE 1 OF 2 PREPARED FOR:	
	906 LULLWATER ROAD	
LAND AREA: 47,862 SF 1.10 AC	PART OF LOT 57 & PORTIONS OF LOT 57	DAVID HILLS SUBDIVISION
	LAND LOT 2 & 242	18th & 15th DISTRICT BLOCK 13 BY:
ZONING: R-85	DeKALB COUNTY, GEORGIA	FIELD DATE: 02-08-2024 NH
	DeKALB COUNTY, GEORGIA	DRAWN DATE: 02-10-2024 AE
0 20 SCALE 1" = 20'	REFERENCE: PLAT BOOK XXXXX, PAGE XXX	ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.
	REFERENCE: DEED BOOK XXXXX, PAGE XXX	
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. FROM REVIEWERS MAY BE BE DEEMED AS BILLABLE.	SP: 10-1-2024 JL	24 HOUR EROSION CONTROL AND DEVELOPER: CLAYTON LINDSEY 6042 WEST RIVER RD FLOWERY BRANCH GA 30542 404-539-2625 clayton@thvlv.com
	REVISIONS:	OWNER: MAUREEN MEULEN 310-709-8880 906 LULLWATER RD ATLANTA GA 30307 maureen@otomincen.com



154 Krog Street NE
Suite 170
Atlanta, Georgia 30307
404.688.4990 voice
404.688.4992 facsimile

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CONSULTANTS:

PROJECT NO:

001-00

PROJECT TITLE

LULLWATER RESIDENCE

906 LULLWATER RD NE
ATLANTA, GA 30307

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PUBLISHED DRAWINGS:

[illegible]

SHEET TITLE:

ARCHITECTURAL SITE PLAN

A1.0

1/1/2024 4:20:28 PM



Note:

1. Conceptual site plan for design intent only. Any alterations to the pervious/impervious areas for additions/subtractions (e.g., pools, walks, driveways, etc.) shall be reviewed by professional civil engineer prior to alterations.
2. Pool under separate permit.
3. Refer to official site survey for complete existing topographical information.

ZONING: R-85

MIN. ZONING LOT AREA:	12,000 SF
ACTUAL LOT AREA:	47,862 SF
MIN. ZONING LOT WIDTH:	85'
ACTUAL LOT WIDTH:	185'
MIN DWELLING UNIT SIZE:	1,800 SF
PROP. DWELLING UNIT SIZE:	3,780 SF

TOTAL IMPERVIOUS AREA SUMMARY

TOTAL IMPERVIOUS AREA=	5,879 SF
LOT AREA=	47,862 SF
TOTAL IMPERVIOUS % =	12% (35% PERMITTED)

IMPERVIOUS AREAS	
EXISTING RESIDENCE TO REMAIN=	2,320 SF
EXISTING DETACHED GARAGE=	342 SF
EXISTING DETACHED STUDIO=	920 SF
EXISTING DETACHED SHED=	162 SF
EXISTING IMPERVIOUS	
SITWORK TO REMAIN=	301 SF
NEW ADDITION AREA=	1,834 SF

TOTAL IMPERVIOUS AREA= 5,879 SF

 **1** ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

From: [Maureen Meulen](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application -906 Lullwater Road
Date: Tuesday, September 9, 2025 8:03:15 PM
Attachments: [906 LULLWATER RD NE -PAGE 1 OF 2 SITE PLAN 10-8-2024.pdf](#)
[906 LULLWATER RD PERMIT SET - ARCH \(dragged\)-1 copy.pdf](#)

Hi Paige,

Please see below responses. Please confirm receipt.

On Sep 9, 2025, at 4:51 PM, Paige V. Jennings
<pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, September 15th. Before finalizing our report on the application for 906 Lullwater Road, could you please provide information for the following questions?

1. What is the total square footage for the proposed rear addition? Can you provide a site plan that shows the exact location of the proposed addition on the property in relation to the main structure?

The proposed rear addition is 2,820 SF.
LVL 1 = 1,834
LVL 2 = 986

Please see below site plan.

- 1.
2. Can you provide drawings for the proposed outdoor kitchen with dimensions?

16x16 - highlighted in blue

2. Can you also provide a material list for the proposed outdoor kitchen?

Metal, Wood and Concrete

- 2.
3. What material are the proposed windows for the enclosed walkway and the renovated nonhistoric addition?

The windows proposed for the enclosed walkway and renovated non historic addition will differ from the historic windows to differentiate the historic portions of the house from the new additions.

The historic windows are classic true divided lights with in a wood frame.

The new windows will be eco friendly dual paned glass windows in a steel frame.

Best,
Maureen

3.

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the week. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

Thank You,

Paige

Paige V. Jennings (they/them)
Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

<image001.png>

Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)

From: [Maureen Meulen](#)
To: [Paige V. Jennings](#)
Subject: Re: Historic Preservation Committee (HPC) Staff Report and September 2025 Meeting Agenda - 906 Lullwater Road
Date: Thursday, September 11, 2025 9:01:45 PM
Attachments: [page4image263920384.png](#)
[page4image263920576.png](#)
[page4image263926528.png](#)
[page4image263925568.png](#)
[page4image263913664.png](#)
[page4image263922880.png](#)
[page4image263924800.png](#)
[page4image263929408.png](#)
[page4image263928448.png](#)
[page4image263915008.png](#)
[page4image263918080.png](#)
[page4image263929600.png](#)
[906 LULLWATER RD PERMIT SET - ARCH \(dragged\)-1 copy 2.pdf](#)
[906 Lullwater Historic Submission_DRAFT copy.pdf](#)
[906 Lullwater Historic Submission_REVISED 0825.pdf](#)

Hi Paige,

I would love a moment to discuss the following recommendation.
We have already started work under the previous COA that was approved last April.

The current recommendation we received is below. Our writing is in purple and I would love a time to talk.

Denial. Staff recommends that application, including the construction of the proposed outdoor kitchen, the two-story rear addition, and the one-story rear additions, the enclosing of the covered walkway on the front façade of the house, and the renovations to the nonhistoric addition including the modifications to the roof ridge and canopy are denied in accordance with guidelines 5.0, 6.1.1, 6.1.2, 6.1.3, 6.1.5, 7.2.4, 7.2.5, 7.2.7 and 7.3.1 of the Druid Hills Design Manual.

The proposed rear additions and outdoor kitchen do not meet the guidelines for massing, proportion, and scale for new construction, and the proposed additions do not meet the guidelines for additions as the structures would dominate the original structure and be visible from the Right of Way from Lullwater Road and The By Way.

The proposed modifications to the front façade of the historic house, including enclosing the covered walkway and the renovation of the nonhistoric addition, do not meet the guidelines for the preservation of architectural details, original entrances and porches, and the roof form of historic houses for the Druid Hills Local Historic District.

I have read thru the guidelines and have a few questions in regards to the denials in accordance with guidelines 5.0-7.3.1.

The previous application has the same footprint as the current application.

The main differences are: There is a second story over one area of the addition. This is only 1+ foot over the existing house's second story as the existing house sits at a lower grade that has an FFE of 9001 and the FFE of the addition is at 9005. Please

note the existing house has sub 7 foot ceilings.

Due to structural issues we are unable to renovate the 6'8" areas into bedrooms that will meet modern living standards that would include a closet and bathroom on the existing second story of the Historic home. Therefore in order to accommodate bedrooms with modern living features such as bathrooms and closets for our children, we are requesting to add a second story to the previously approved addition.

An outdoor kitchen was in the former approved historic application and was approved. The difference is we would like the living room to be 6 feet smaller and the outdoor kitchen to be 6 feet larger. This allows us to retain the current SF of the existing fireplace/patio and grill area of the existing historic home. The fireplace on the existing home is structurally unsound and needs to be removed.

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Please see below guidelines we have followed in the re-application.

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I am unaware of any removal of historic elements on the existing house. Please clarify where this

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We will use transparent glass.

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No problem. Please can we discuss to make sure we are on the same page.

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All original roofs are being retained and restored. Please let me know where we are not following.

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We tried to study the patterns of the existing house 2,500 First story and 1,000 SF second story and have an addition of 1,800 first story and 900 second story.

7.2.7 Scale/Height (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.

7.3.1 Additions (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

No additions are being added to the main facade of the building.

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The historic buildings proportions and profile are not changed.

7.3.1 Additions (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

The addition has been revised to allow a complete removal of the addition in the future.

7.3.1 Additions (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

We agree and would love recommendations as we thought we did this but are open to suggestions.

We would love a moment to go thru the issues as we really need to understand the discrepancies and apologize if our application was misleading or unclear.

Best,
Maureen Meulen

On Sep 11, 2025, at 5:17 PM, Paige V. Jennings
<pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Please see the staff report attached to this email regarding the application for 906 Lullwater Road, for the upcoming HPC Meeting on Monday, September 15th, at 6pm. The agenda, including a link for the Zoom meeting, has been attached to this email as well.

If there are any issues or discrepancies with the work summarized in the staff report, please let us know before Monday's meeting so that we may adjust accordingly. A reminder that staff reports are summaries of the proposed work with a recommendation from staff and relevant guidelines from the [Druid Hills Design Manual](#) – **not a determination**. The Historic Preservation Commission (HPC) will make a decision regarding the application during the scheduled meeting after applicants and members of the public have an opportunity to speak. If you have any questions regarding this process or if we can provide any additional information, please do not hesitate to reach out.

Thank you and have a great day!

Best,
Paige

Paige V. Jennings (they/them)
Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center | 178 Sams Street | Decatur, GA 30030
Email: pvjennings@dekalbcountyga.gov
County Cell: 470-829-7341

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<September 2025 HPC agenda.pdf><906 Lullwater Road staff report 9.25.pdf>

From: [hamish.caldwell](#)
To: [Paige V. Jennings](#)
Cc: [Maureen Meulen](#)
Subject: 906 Lullwater
Date: Monday, October 6, 2025 11:09:03 AM

Good Morning Mx. Jennings. Can you please include this email into the public record and share with the HPC members so they and Staff can take these inputs into consideration.

1. Being a corner lot in the very heart of the historic district, the buildings are highly visible from both Lullwater Rd and The By Way public right of ways and so it is essential that HPC require new visual screening plantings.
2. The buildings are and will be particularly close to and visible from The By Way and so screening along The By Way public right of way is at least equally necessary and important as screening from Lullwater Rd i.e. The By Way is NOT of secondary importance.
3. The existing garage/accessory building on the west side of the property close to the stream bank is in itself highly visible from The By Way and existing vegetation is sparse so neither the building or vegetation provide adequate visual screening for the new construction. New dense evergreen plantings along The By Way curb-edge should be required in landscaping plans.
4. Extending screening plantings starting from the south-west corner of the lot, along the edge of The By Way, to some distance past the driveway, and as close to the corner with Lullwater Rd as is permissible (the more the better), will help preserve the historic character of the district.
5. Adding plant screening to hide the large electrical power transformer that was installed a few years ago on the corner of the lot is required to restore the historic character.
6. Since the new 2-storey building is the key factor driving the need for new screening plantings, there is a co-dependency between the approval of buildings and the approval of plantings. Accordingly, HPC should require the future screening plantings be detailed in the application drawings before and as part of any COA approval provided for the new 2 storey buildings.
7. The more HPC stipulate addressing these concerns as documented requirements for approval, the more the solutions will contribute to preserving the historic landscape character of Druid Hills, especially on this unique, stream-side, flood-plain, lot directly opposite the Lullwater Conservancy Garden.
8. You might look at the screening plantings running along from the intersection of The By Way and Oakdale towards the west as examples to emulate.

I am cc'ing the Owner who was very kind and generous with her time to be helpful in a phone conversation that we had recently. My understanding is that she is in general agreement with

these concerns and opportunities for preserving the historic landscape, and open to addressing them as part of their project plans.

Thank you for your attention to this matter and if either of you have any questions then please let me know.

Hamish Caldwell

1366 The By Way NE, ATL, GA 30306

(2 houses up the street, on same side of stream, from subject property)

From: [Maureen Meulen](#)
To: [Paige V. Jennings](#)
Subject: Re: Historic Preservation Committee (HPC) Staff Report and September 2025 Meeting Agenda - 906 Lullwater Road
Date: Monday, September 15, 2025 2:48:25 PM

Hi Paige,

We would like to request the deferral, I would like to go to the meeting to hear the commission provide comments so we have better guidance.

The main issue we need to figure out is the two story section has the bedrooms we need in order to make the house function. The first submission was one story because at the time we thought by code the bedrooms would pass. After we got into construction we realized due to the grades on site that a large retaining wall was needed and that is being incorporated into the back of the house, this does not allow for windows to be installed at the height needed to pass off for a bedroom as bedrooms need window egress by code.

Best,

Maureen

On Sep 15, 2025, at 1:18 PM, Paige V. Jennings
<pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Thank you for reaching out!

A copy of your email with the responses to the staff recommendation has been saved to the record for the HPC to review prior to the meeting scheduled for this evening.

Given the comments from your team and your team's flexibility to receive comments from staff and the Commission, I would recommend requesting a deferral at the meeting this evening so that the Commission can provide comments regarding the current proposed scope of work and recommendations for how to move forward. If the application is deferred, the application will automatically be added to the agenda for the October HPC meeting and the proposed design may be updated with staff and the Commission's comments taken into consideration.

Please let me know if you would like to request a deferral at this time, and I hope to see you at tonight's meeting.

Thank You,

Paige

Paige V. Jennings (they/them)
Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

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

From: Maureen Meulen <maureenmeulen@gmail.com>

Sent: Thursday, September 11, 2025 9:00 PM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>

Subject: Re: Historic Preservation Committee (HPC) Staff Report and September 2025 Meeting Agenda - 906 Lullwater Road

Hi Paige,

I would love a moment to discuss the following recommendation.

We have already started work under the previous COA that was approved last April.

The current recommendation we received is below. Our writing is in purple and I would love a time to talk.

Denial. Staff recommends that application, including the construction of the proposed outdoor kitchen, the two-story rear addition, and the one-story rear additions, the enclosing of the covered walkway on the front façade of the house, and the renovations to the nonhistoric addition including the modifications to the roof ridge and canopy are denied in accordance with guidelines 5.0, 6.1.1, 6.1.2, 6.1.3, 6.1.5, 7.2.4, 7.2.5, 7.2.7 and 7.3.1 of the Druid Hills Design Manual.

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Please see below guidelines we have followed in the re-application.

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<pvjennings@dekalbcountyga.gov> wrote:

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Thank you and have a great day!

Best,
Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

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<September 2025 HPC agenda.pdf><906 Lullwater Road staff
report 9.25.pdf>

906 Lullwater Rd

Support Information for Revision to COA Approval
2025.10.13



square feet studio

154 KROG STREET NE, N° 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):

- 1. 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 PATIO ON THE REAR OF THE HOME**
- D. RESTORE FORMER WINDOW ON LULLWATER SIDE**

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 IN FRONT OF THE HISTORIC BRICK FAÇADE. WE WILL BE RESTORING THAT AREA WITH GLASS OPEN GLASS TO REVEAL THE ORIGINAL BRICK FACADE.

NEW LANDSCAPING & HARDSCAPING LEADING FROM STREET TO MAIN ENTRY.

NEW LANDSCAPING TO SCREEN THE ADDITION FROM THE BYWAY.

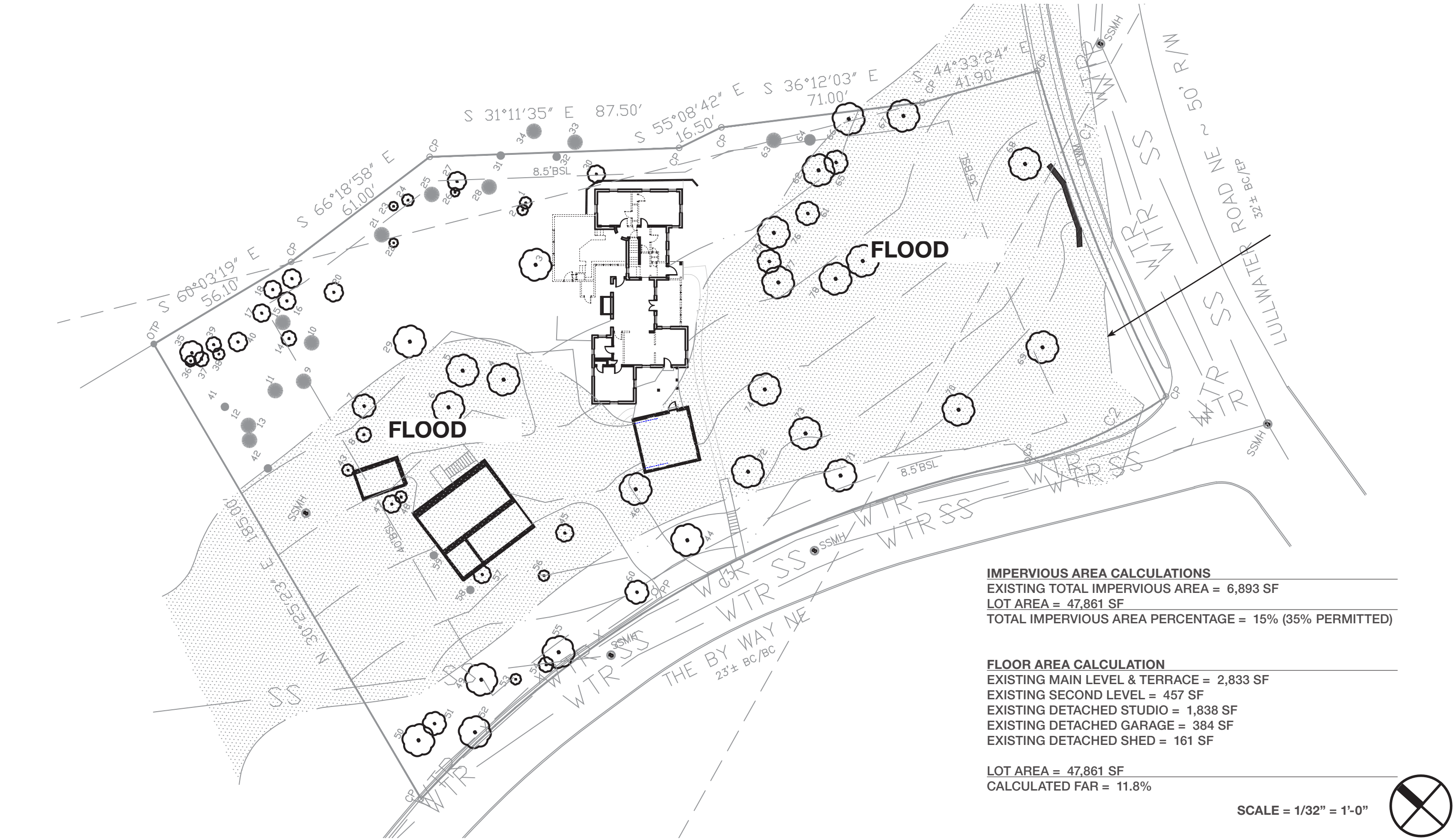
REMOVAL OF A LATER ADDITION AND REPLACEMENT WITH ADDITIONAL SQUARE FOOTAGE AT REAR OF EXISTING HOME TO INCLUDE NEW BEDROOMS

NEW TERRACE WITH POOL AT REAR OF EXISTING HOME.

EXISTING BRICK FACADE TO BE CLEANED AND RESTORED.

EXISTING WINDOWS TO BE REPAIRED AND WHERE NEEDED, REPLACED WITH SIMILAR STYLE WINDOWS IN MATERIAL AND APPEARANCE.

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



IMPERVIOUS AREA CALCULATIONS
EXISTING TOTAL IMPERVIOUS AREA = 6,893 SF
LOT AREA = 47,861 SF
TOTAL IMPERVIOUS AREA PERCENTAGE = 15% (35% PERMITTED)

FLOOR AREA CALCULATION
EXISTING MAIN LEVEL & TERRACE = 2,833 SF
EXISTING SECOND LEVEL = 457 SF
EXISTING DETACHED STUDIO = 1,838 SF
EXISTING DETACHED GARAGE = 384 SF
EXISTING DETACHED SHED = 161 SF

LOT AREA = 47,861 SF
CALCULATED FAR = 11.8%

SCALE = 1/32" = 1'-0"



PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:
**EXISTING
SITE PLAN**

PUBLISHED DRAWINGS:		
△	ISSUE	DATE
1	REVISION 01	08.25.2025
2	REVISION 02	10.13.2025

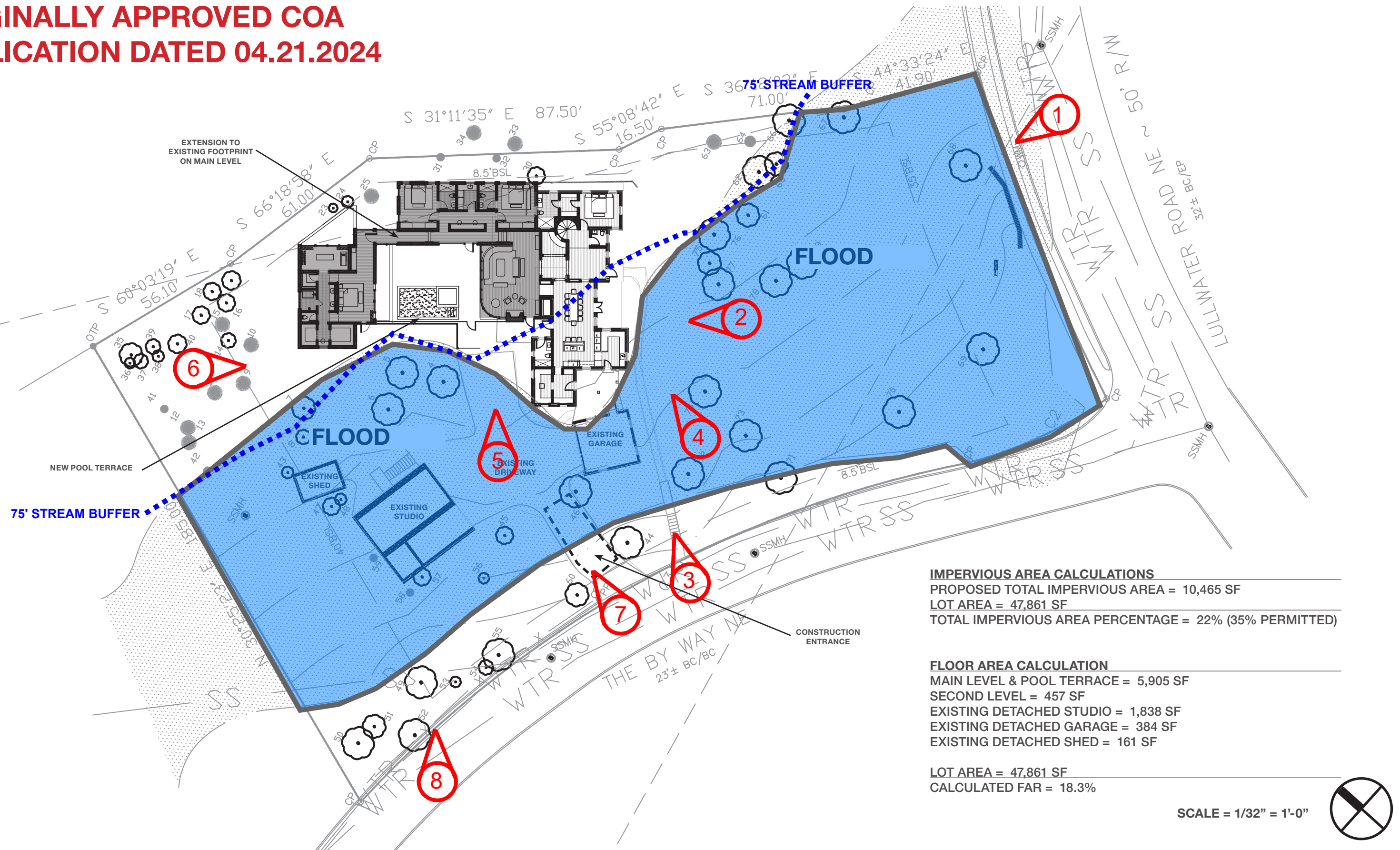
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404.688.4990
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NO CHANGE

**ORIGINALLY APPROVED COA
APPLICATION DATED 04.21.2024**



PROJECT TITLE:
906 LULLWATER ROAD
ATLANTA, GA 30307

SHEET TITLE:
PROPOSED SITE PLAN

PUBLISHED DRAWINGS:

△	ISSUE	DATE
	ORIGINAL COA APPLICATION	04.21.2024

NOTE:

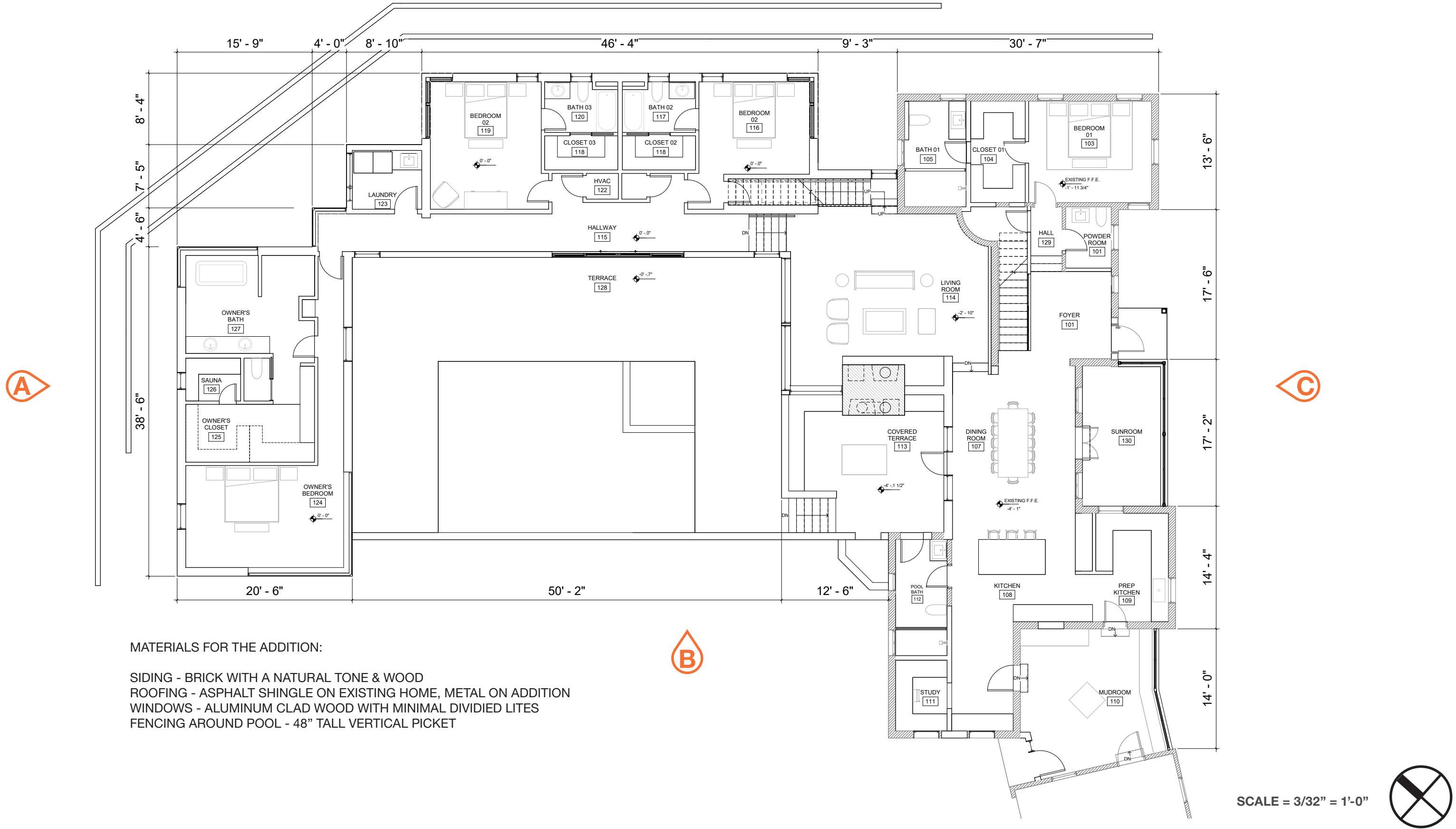
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MATERIALS FOR THE ADDITION:

- SIDING - BRICK WITH A NATURAL TONE & WOOD
- ROOFING - ASPHALT SHINGLE ON EXISTING HOME, METAL ON ADDITION
- WINDOWS - ALUMINUM CLAD WOOD WITH MINIMAL DIVIDIED LITES
- FENCING AROUND POOL - 48" TALL VERTICAL PICKET

PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:
**PROPOSED FLOOR
PLAN**

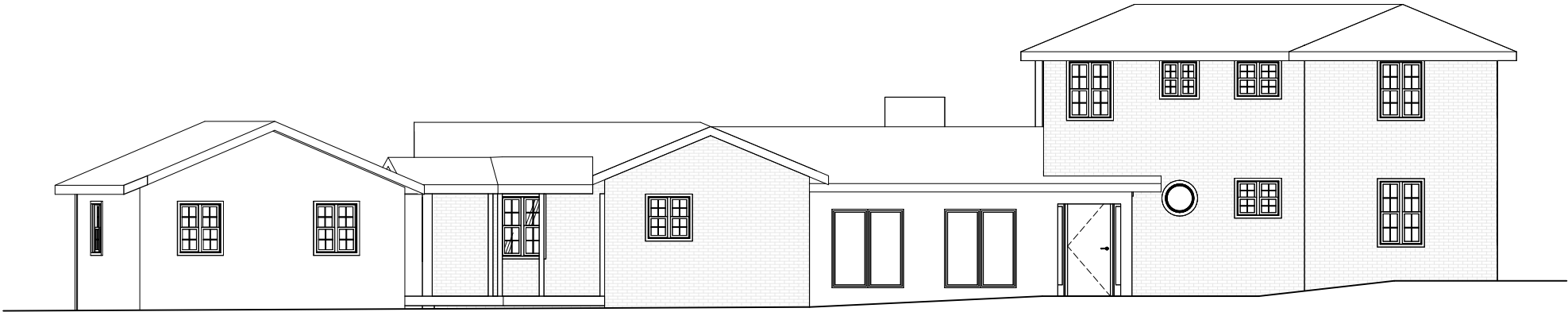
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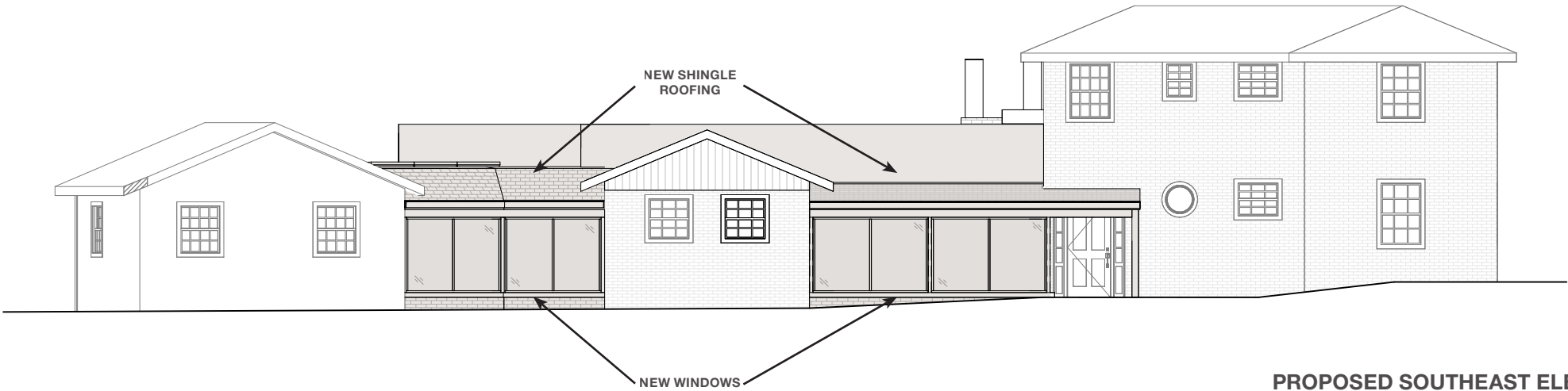
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EXISTING SOUTHEAST ELEVATION



PROPOSED SOUTHEAST ELEVATION

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

PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

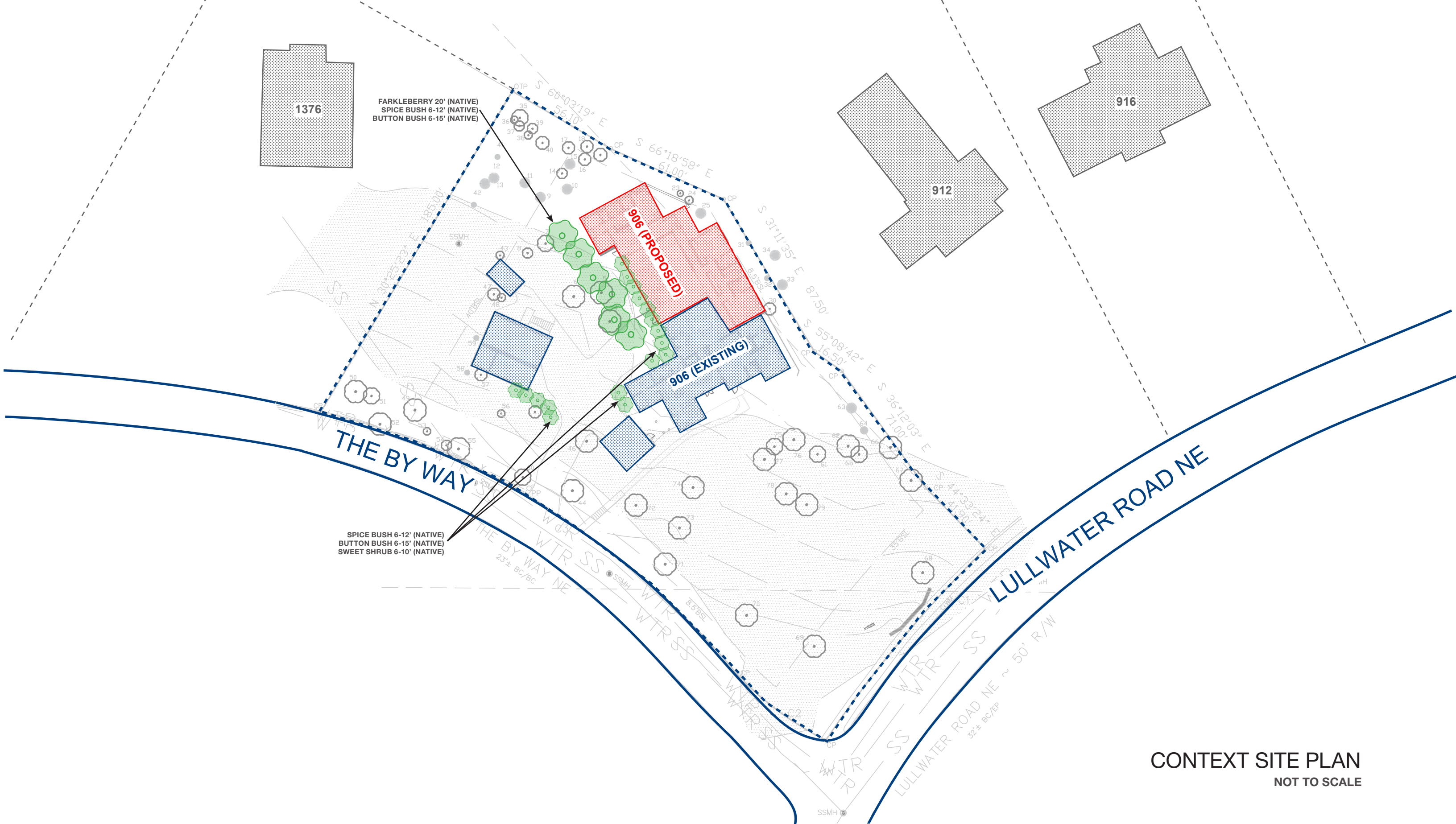
SHEET TITLE:
ELEVATIONS

PUBLISHED DRAWINGS:		
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CONTEXT SITE PLAN
NOT TO SCALE

PROJECT TITLE:
**906 LULLWATER ROAD
ATLANTA, GA 30307**

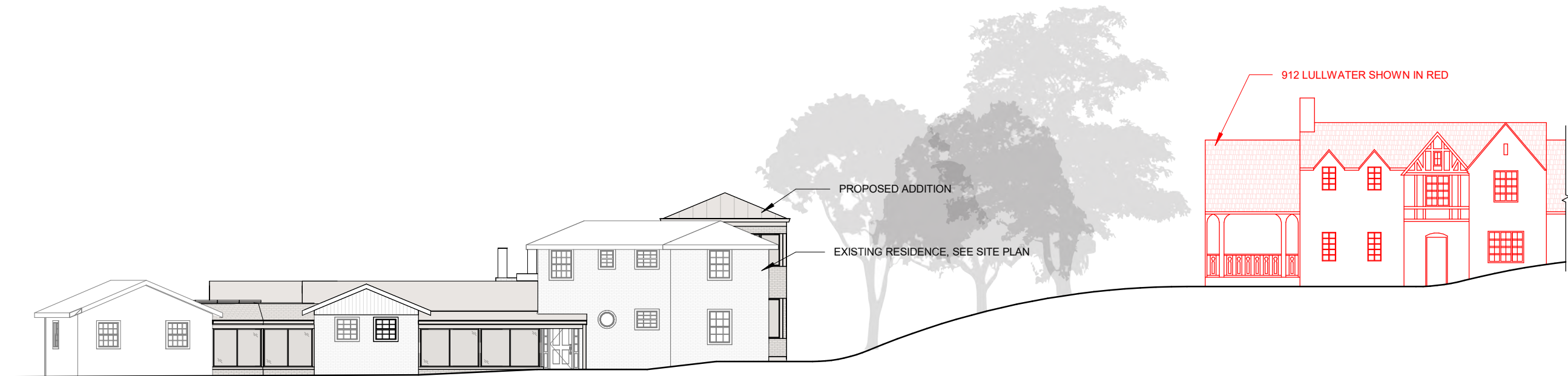
SHEET TITLE:
ELEVATIONS

PUBLISHED DRAWINGS:		
△	ISSUE	DATE
1	REVISION 01	08.25.2025
2	REVISION 02	10.13.2025

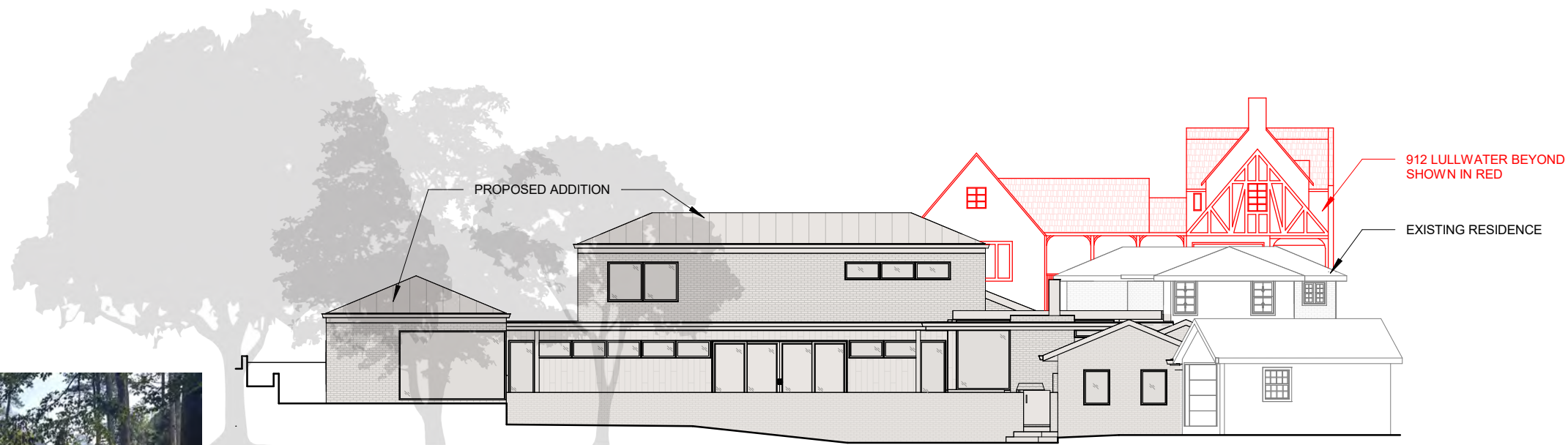
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PROPOSED SOUTHEAST ELEVATION



PROPOSED SOUTHWEST ELEVATION



CONTEXT ELEVATIONS

SCALE = 1/16" = 1'-0"

PROJECT TITLE:

**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:

ELEVATIONS

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PORTION OF SECOND FLOOR ADDITION VISIBLE
FROM THIS VANTAGE POINT.



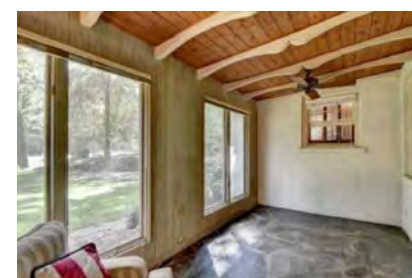


FRONT FACADE TO FEATURE NEW MUDROOM AND SUNROOM ENCLOSURES.





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 REBUILDING THIS AS STEEL AND GLASS WITH MINIMAL MULLIONS AND LARGE PANES OF GLASS.

NEW PAVERS ON WALKING 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.



FRONT FACADE TO FEATURE NEW MUDROOM AND SUNROOM ENCLOSURES.



FRONT FACADE (VIEW 9)



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



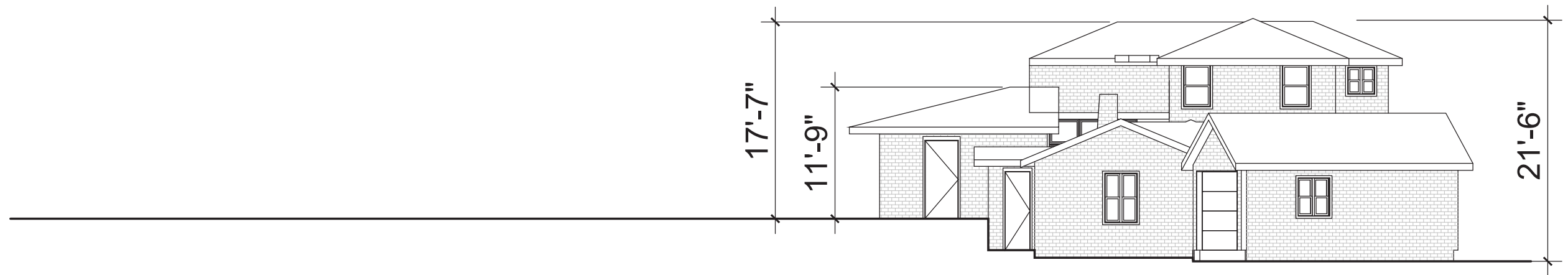
THIS IS AN ANACHRONISTIC ADDITION WHICH CLUTTERS UP THE ORIGINAL FACADE. WE WILL BE REBUILDING THIS AS A WOOD AND GLASS MORE OPEN ENCLOSURE THAT CONCEALS LESS OF THE HISTORIC BUILDING.



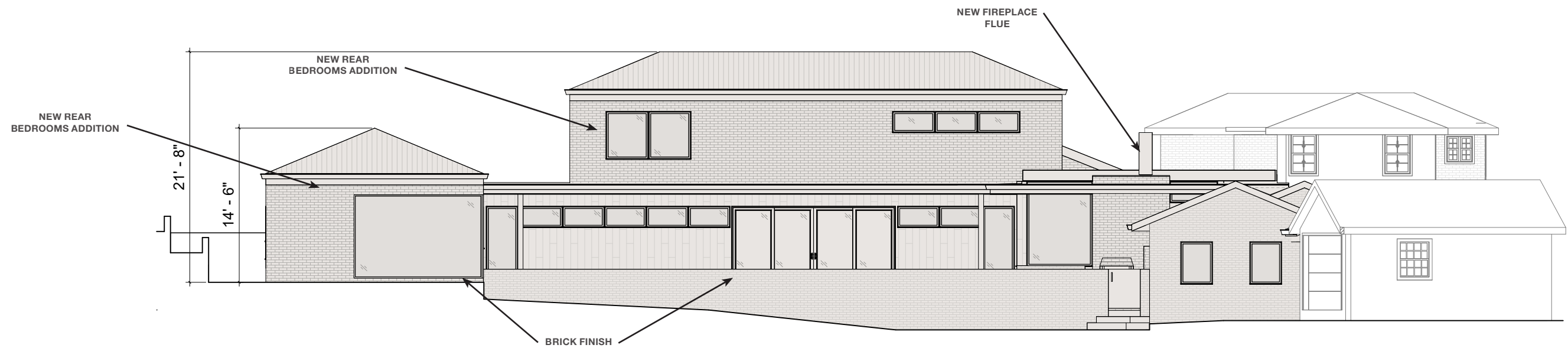
THE EXISTING WALKWAY FROM THE STREET TO THE HOME WILL HAVE
NEW PAVERS ALONG THE SAME PATH.



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



EXISTING SOUTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION

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

PROJECT TITLE:

**906 LULLWATER ROAD
ATLANTA, GA 30307**

SHEET TITLE:

ELEVATIONS

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THE NEW CONSTRUCTION EXTENDS TO THE REAR OF THE SITE.





NO PORTION OF THE ADDITION VISIBLE FROM
THIS VANTAGE POINT.

VIEW FROM STREET (VIEW 8)

NO CHANGE