



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1098 Lullwater Road NE, Atlanta GA, 30307

Applicant: Kelin Perry E-Mail: kelin@peterblockarchitects.com

Applicant Mailing Address: Peter Block Architects
2300 Peachtree St NW suite c-201, Atlanta, GA 30309

Applicant Phone(s): 404-449-3375 Fax: _____

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

Owner(s): John Paddock E-Mail: jp@johnpaddockphd.com

Karen Schwartz E-Mail: kmschwartz740@gmail.com

Owner(s) Mailing Address: 1708 Peachtree Road NE
Suite 400 Atlanta, GA 30309

Owner(s) Telephone Number: 404-874-3498

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929 Original House; 1997 Renovation @ Addition of Secondary Building; Current Renovation in Construction per Historic Committee's Approval

Nature of work (check all that apply):

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

Description of Work:

DEMOLISH EXISTING EXERCISE/STUDIO/POOL PORCH & BATH

USE EXISTING FOOTPRINT TO BUILD ART STUDIO WITH 1/2 BATH & OFFICE AREA

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

Signature of Applicant/Date

Revised 1/26/17



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),
John R. Paddock & Karen M. Schwartz

being (owner) (owners) of the property 1098 Lullwater RD NE Atlanta GA 30307,
hereby delegate authority to Kelin Perry of Peter Block Architects
to file an application in (my) (our) behalf.

  08/27/2019
Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.



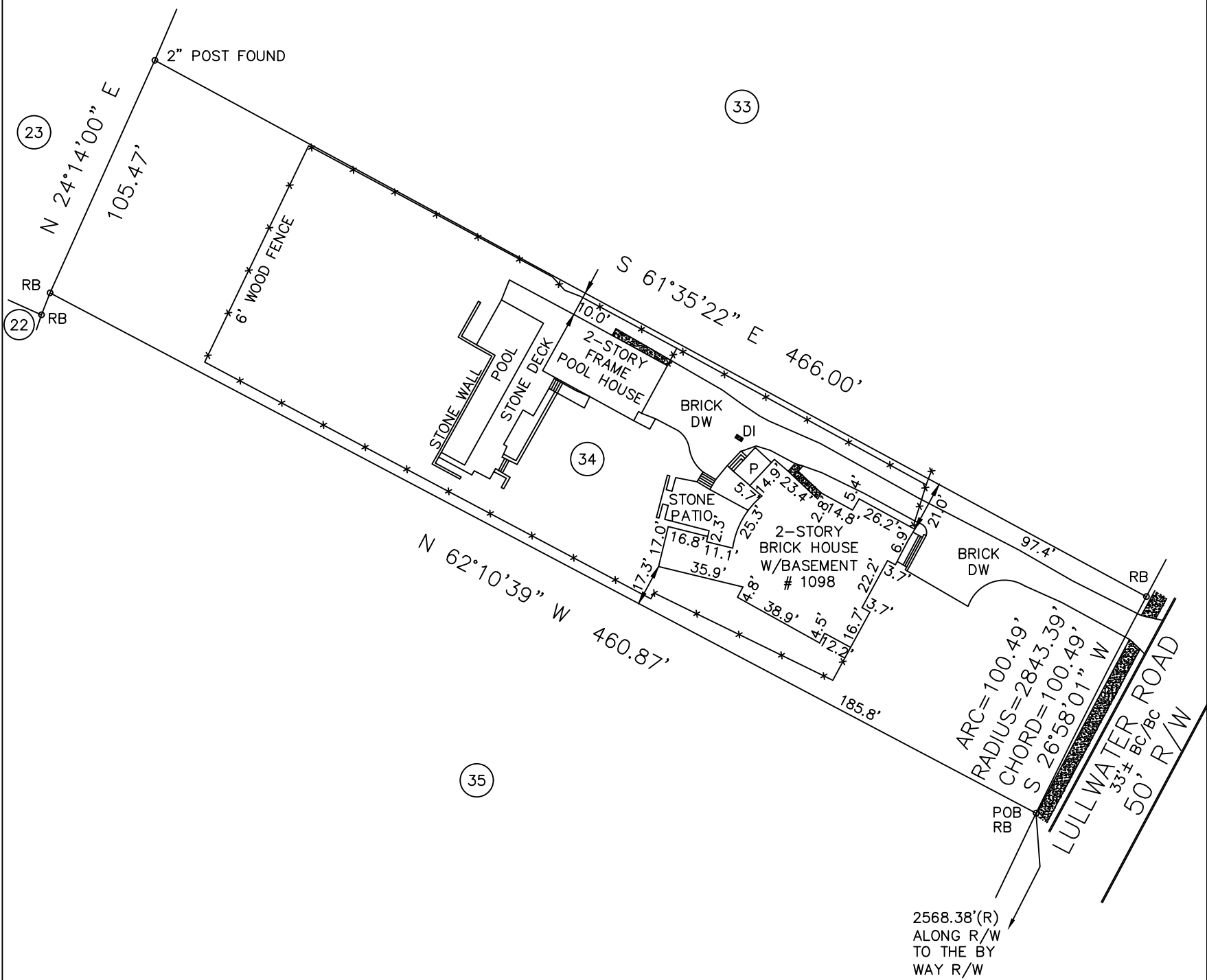
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

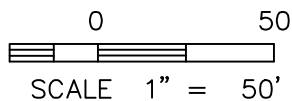
*** LEGEND ***

- | | |
|--------------------------|---------------------------|
| IP IRON PIN FOUND | POB POINT OF BEGINNING |
| IPS IRON PIN SET | LLL LAND LOT LINE |
| OTP OPEN TOP PIPE FOUND | MH MAN HOLE |
| CTP CRIMP TOP PIPE FOUND | SSL SANITARY SEWER LINE |
| RB REINFORCING BAR FOUND | CB CATCH BASIN |
| RBS REINFORCING BAR SET | JB JUNCTION BOX |
| MAG MAGNETIC READING IP | DI DRAINAGE INLET |
| AI ANGLE IRON FOUND | YI YARD INLET |
| CP CALCULATED POINT | HW HEAD WALL |
| -X-X FENCE | PP POWER POLE |
| CLF CHAIN LINK FENCE | PW POWER LINE |
| WDF WOOD FENCE | SSE SANITARY SEWER ESMT. |
| WRF WIRE FENCE | DE DRAINAGE EASEMENT |
| FC FENCE CORNER | UE UTILITY EASEMENT |
| BL BUILDING LINE | AE ACCESS EASEMENT |
| R/W RIGHT-OF-WAY | TB TOP OF BANK |
| PL PROPERTY LINE | CMP CORRUGATED METAL PIPE |
| PC PROPERTY CORNER | RCP REINFORCED CONC. PIPE |
| CL CENTER LINE | APP AS PER PLAT |
| CPT CARPORT | APD AS PER DEED |
| BR BRICK | APR AS PER RECORD |
| FR FRAME | APF AS PER FIELD |
| WD WOOD | BC BACK OF CURB |
| P PLAT | EP EDGE OF PAVEMENT |
| D DEED | EB ELECTRIC POWER BOX |
| R RECORD | GM GAS METER |
| F FIELD | WM WATER METER |
| N N'BORS. | OH OVERHANG |
| | OU OWNERSHIP UNCLEAR |



PROPERTY ADDRESS:
1098 LULLWATER ROAD
ATLANTA, GA

LAND AREA:
47632 SF
1.093 AC



PLAT PREPARED FOR:

JOHN
PADDOCK

LOT 34 BLOCK 4 UNIT

SUBDIVISION DRUID HILLS

LAND LOT 2 18th DISTRICT SECTION

DeKALB COUNTY, GEORGIA

DATE 10/26/2011

PLAT BOOK ,PAGE
DEED BOOK ,PAGE

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.

SURVEYSYSTEMS@GMAIL.COM

PO BOX 3058

FAX (404)760-0011

TUCKER, GA 30085

PHONE (770)558-7895

JOB NUMBER 4-50666



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

New Garage/Studio for:
Karen Schwartz & John Paddock
 1098 Lullwater Road
 Atlanta, Georgia 30307

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION FOR DEKALB COUNTY
August 30, 2019

ARCHITECTURAL DRAWINGS

- A 0.0 COVER /INDEX
- A 1.0 SITE PLAN
- A 1.1 PROPOSED EXTERIOR ELEVATIONS
- A 1.2 1ST & LOFT FLOOR PLANS
- A 1.3 ROOF PLAN
- D 1.1 EXISTING EXTERIOR ELEVATIONS TO BE DEMOLISHED
- D 1.2 EXISTING BUILDING FLOOR PLANS TO BE DEMOLISHED

Owner

Karen Schwartz & John Paddock
 1098 Lullwater Road
 Atlanta, Georgia 30307

Architect

Peter Block Architects
 2300 Peachtree Road, NW
 Suite C-201
 Atlanta, GA 30309
 Contact: Kelin Perry
 404.449.3375

Interior Designer

Beth Webb Interiors
 425 Peachtree Hills Avenue
 Suite 11A
 Atlanta, GA 30305
 Contact: Beth Webb
 Amy Ely
 Tristan Harstan

Landscape Architect

Alex Smith Garden Design, Ltd.
 5642 Peachtree Road
 Chamblee, GA 30341
 Contact: Alex Smith
 Sarah Barnes
 770.455.8878

General Contractor

Young & Meathe
 416 East Paces Ferry Road - Suite 100
 Atlanta, GA 30305
 Contacts: Doug Beasley 678.300.6344
 Lon Cahill 404.247.8065

Structural Engineers

Koblasz & Kennison Engineering, PC
 232 Creekstone Ridge
 Woodstock, GA 30188
 Contact: Luke Kennison
 404.860.2600

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.
 The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of his work.

NEW STUDIO BUILDING
 KAREN SCHWARTZ & JOHN PADDOCK
 1098 LULLWATER ROAD
 ATLANTA, GEORGIA 30307



PETER BLOCK ARCHITECTS
 2300 Peachtree Road
 Suite C201
 Atlanta 30309
 404.352.2422
 WWW.PETERBLOCKARCHITECTS.COM



REVISIONS	

1098 LULLWATER RD.
 SITE PLAN

Drawn by:	Job #
KMP	
Checked by:	Date:
	8.30.19

A0.0

NOT RELEASED FOR CONSTRUCTION

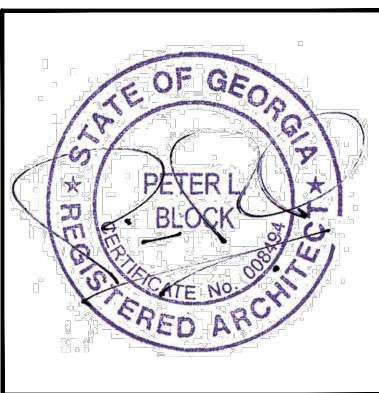
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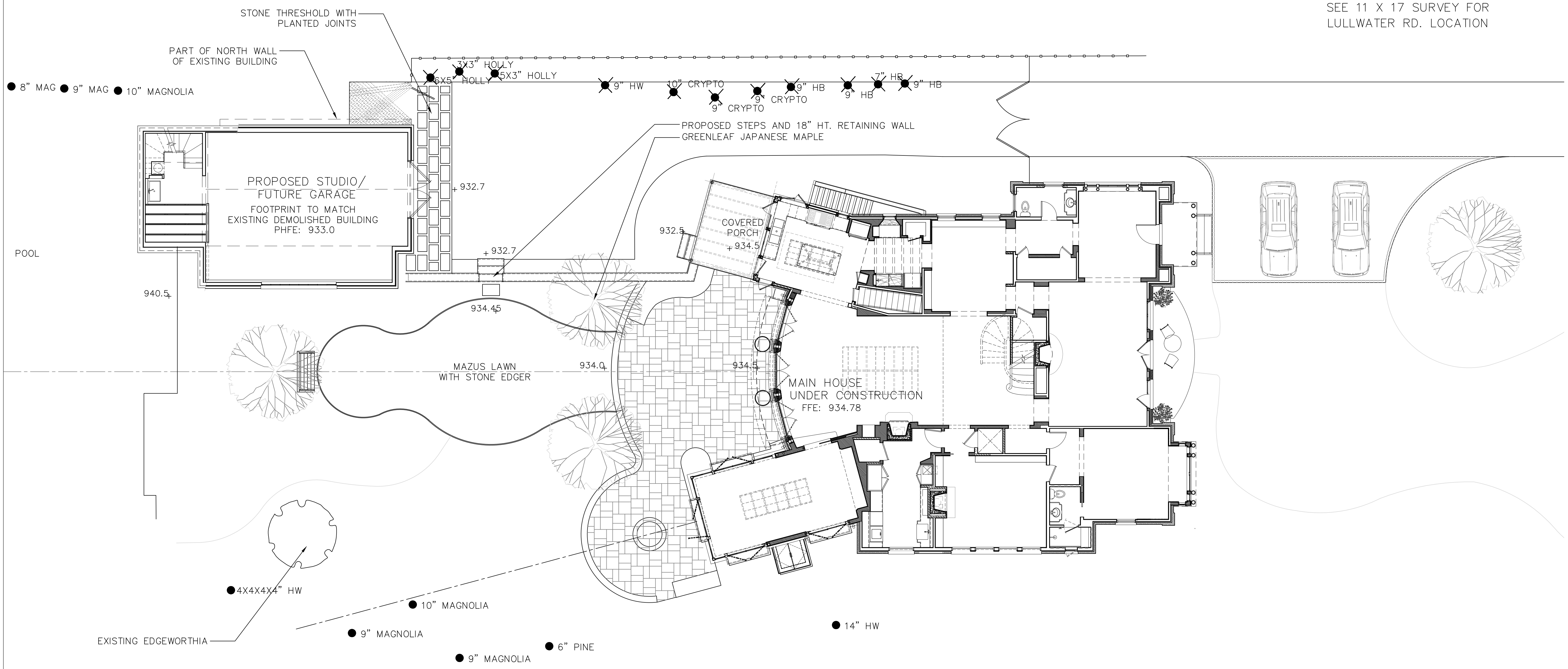
REVISIONS	

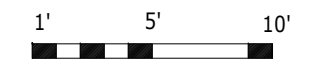
1098 LULLWATER RD.
 SITE PLAN

Drawn by:	Job #
KMP	
Checked by:	Date:
	8.30.19

A1.0

NOTE:
 SEE 11 X 17 SURVEY FOR
 LULLWATER RD. LOCATION



1 Site Plan
 Scale: 1/8" = 1'-0"

 GRAPHIC SCALE

Application for Certificate of Appropriateness

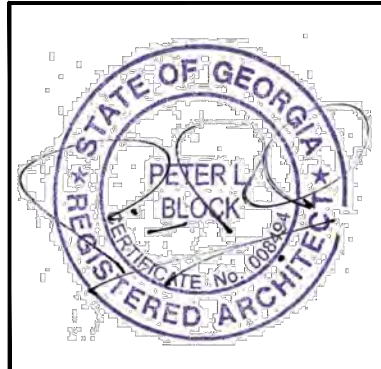
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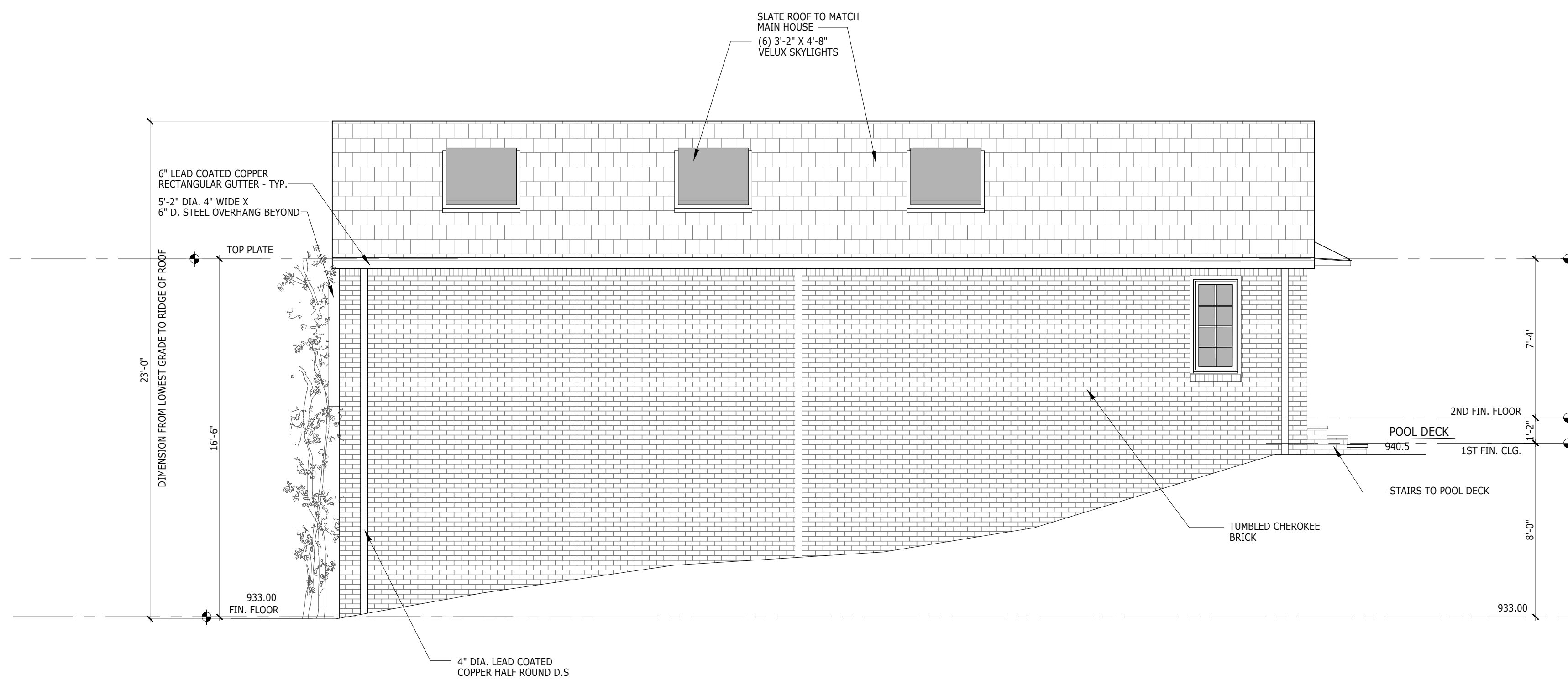


REVISIONS	

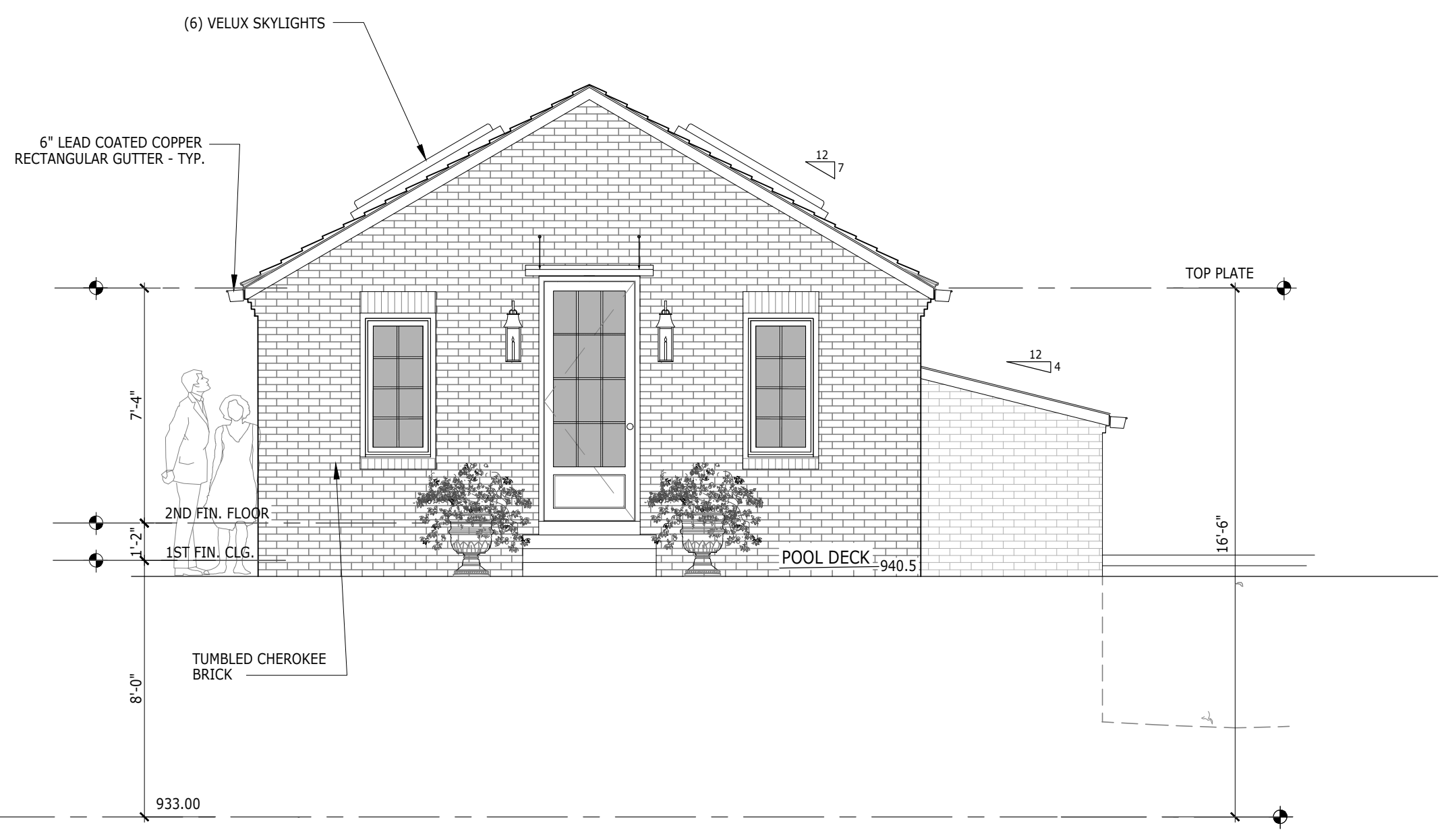
PROPOSED GARAGE/STUDIO EXTERIOR ELEVATIONS

Drawn by: KMP	Job #
Checked by:	Date: 8.30.19

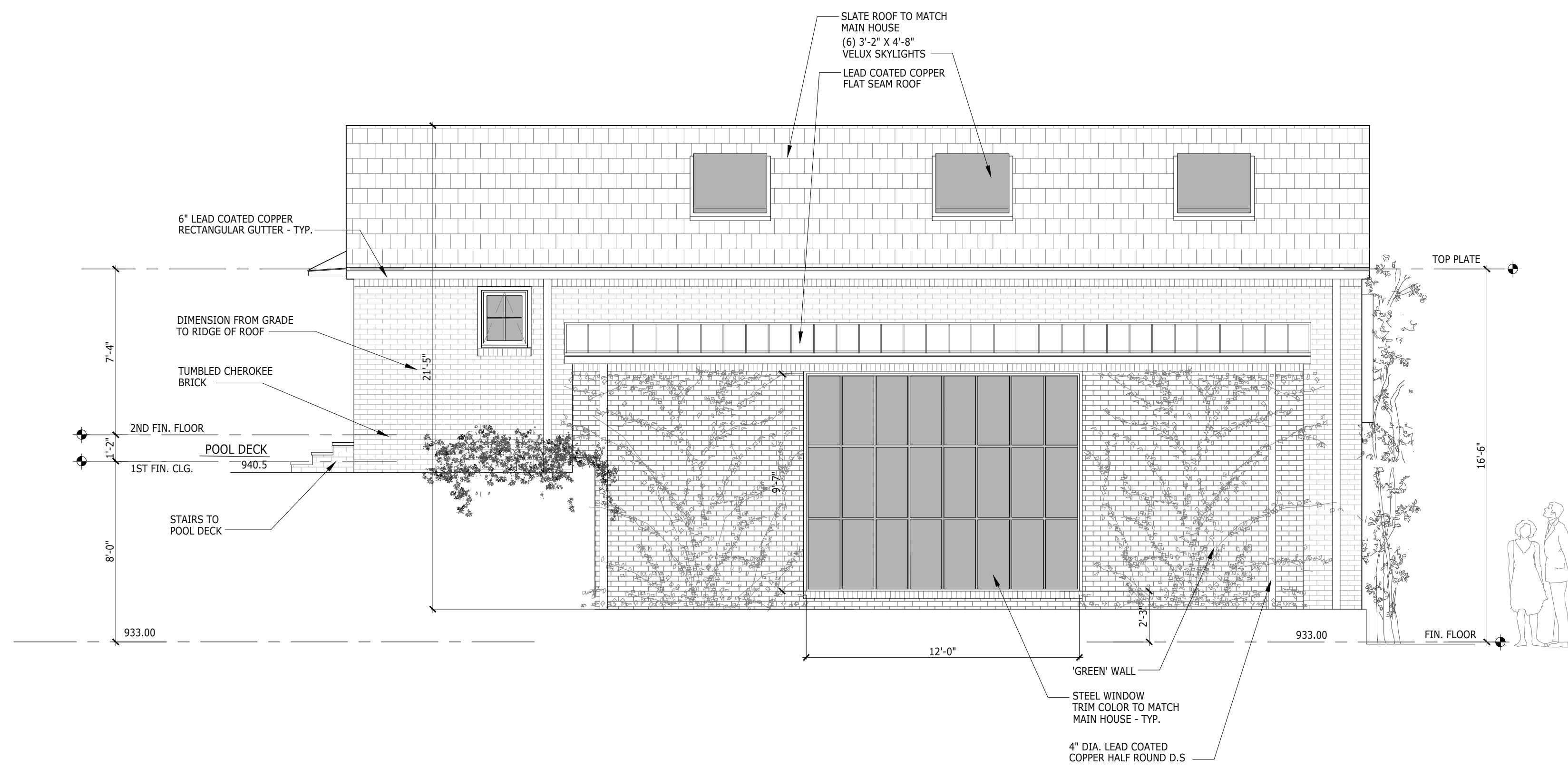
A1.1



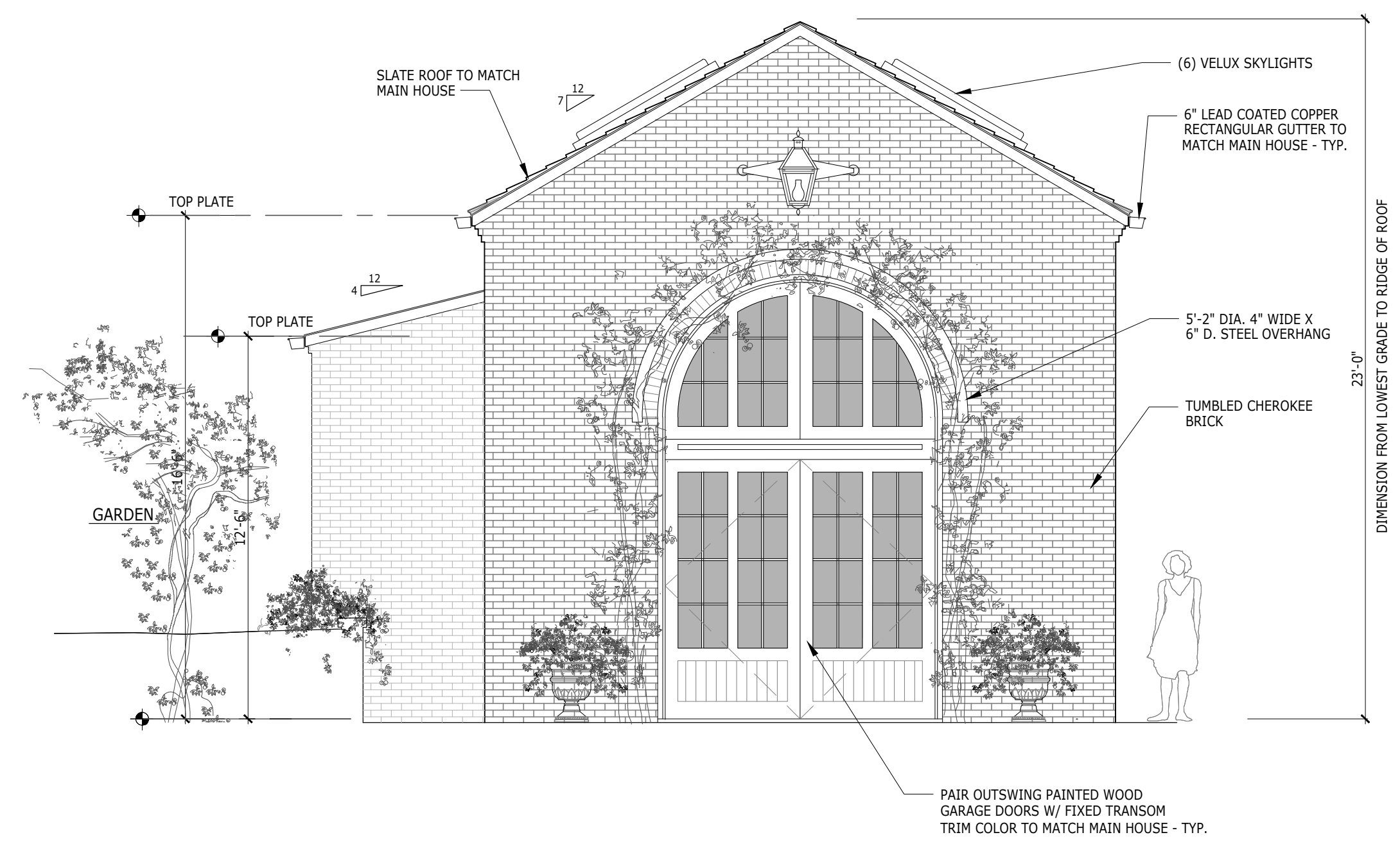
4 North Elevation
 Scale: 1/4" = 1'-0"



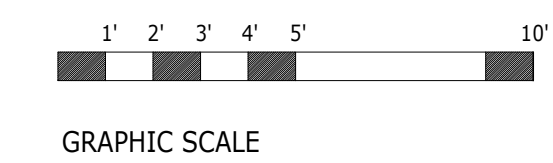
3 West Elevation
 Scale: 1/4" = 1'-0"



2 Garden Elevation
 Scale: 1/4" = 1'-0"



1 Front Elevation
 Scale: 1/4" = 1'-0"

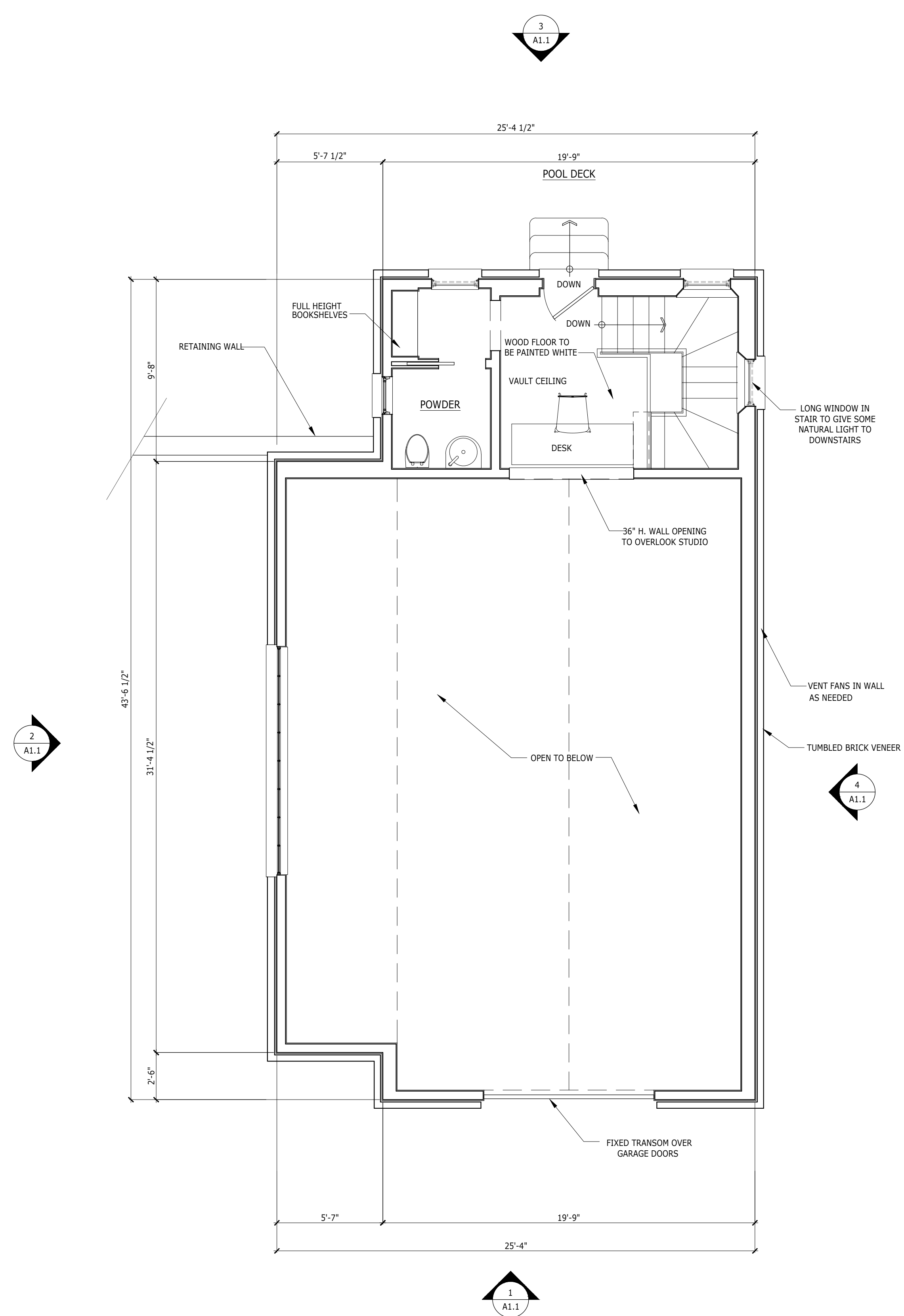


Application for Certificate of Appropriateness

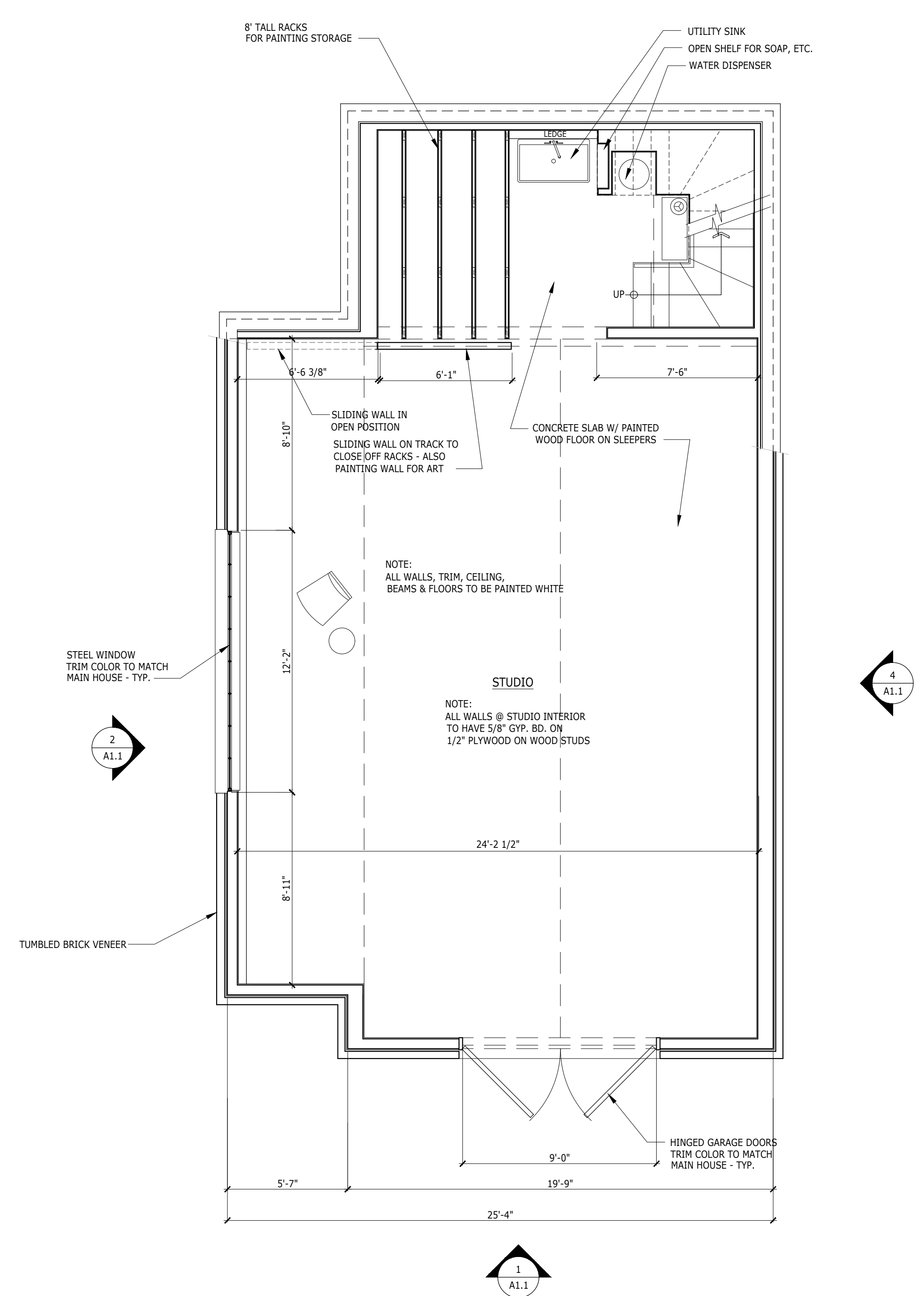
NOT RELEASED FOR CONSTRUCTION

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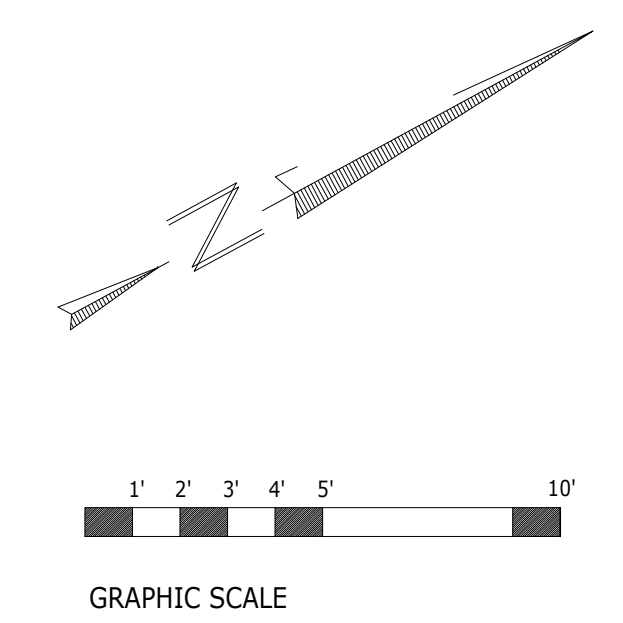
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of his work.



2 Second Floor Plan
Scale: 1/4" = 1'-0"



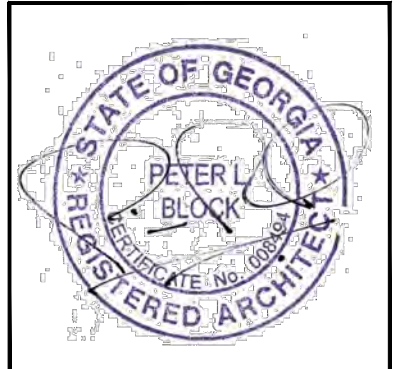
1 First Floor Plan
Scale: 1/4" = 1'-0"



Application for Certificate of Appropriateness

NEW STUDIO BUILDING
KAREN SCHWARTZ & JOHN PADDOCK
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ATLANTA, GEORGIA 30307

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REVISIONS

PROPOSED GARAGE/STUDIO FLOOR PLANS

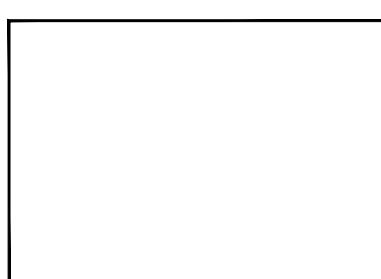
Drawn by:	Job #
KMP	
Checked by:	Date:
	8.30.19

A1.2

NOT RELEASED FOR CONSTRUCTION

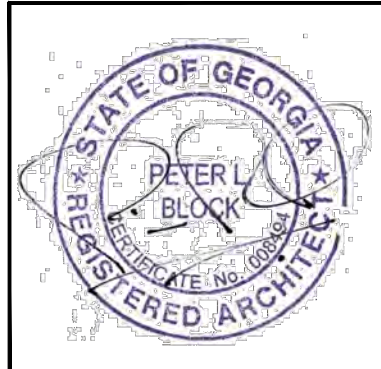
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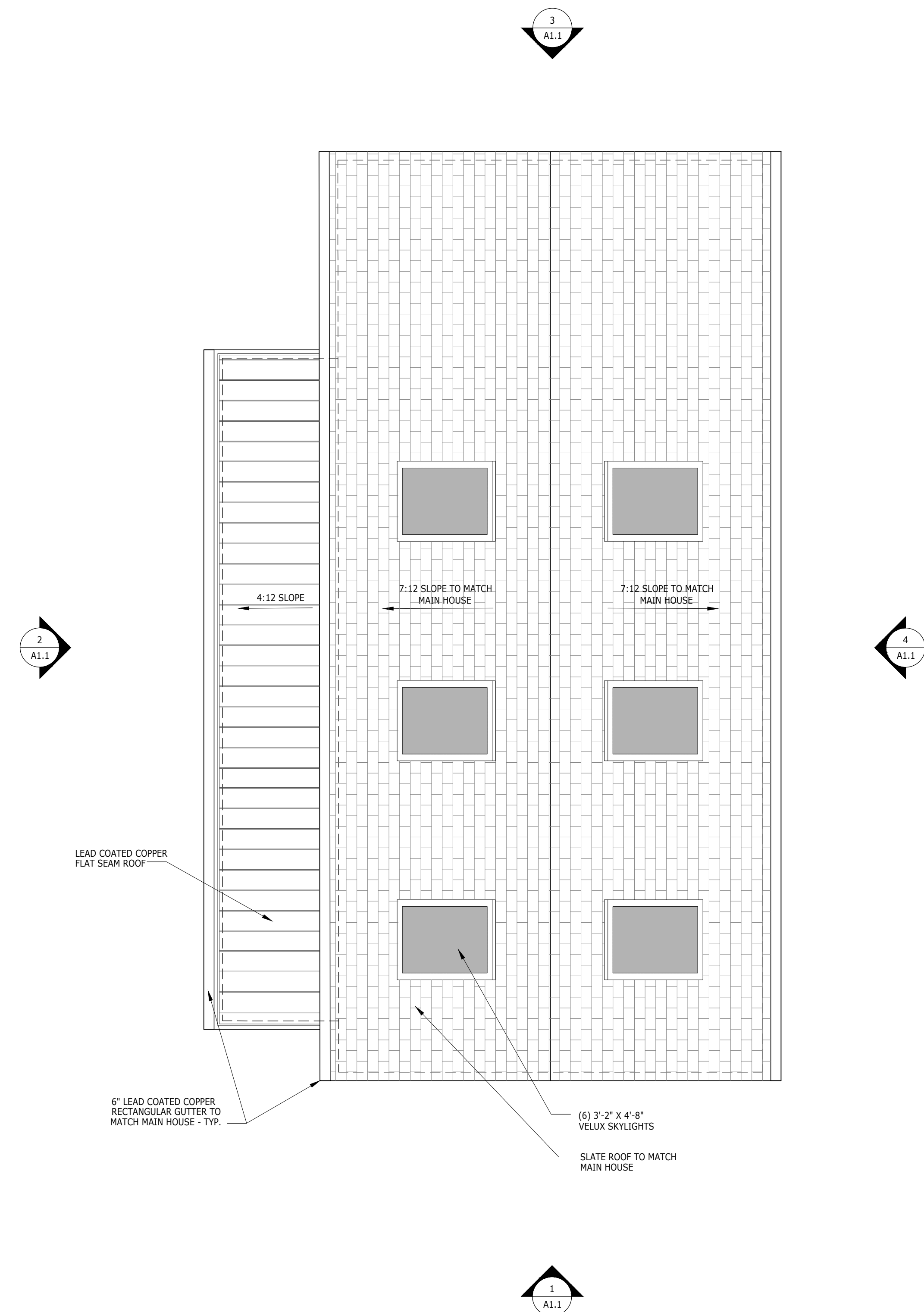


REVISIONS	

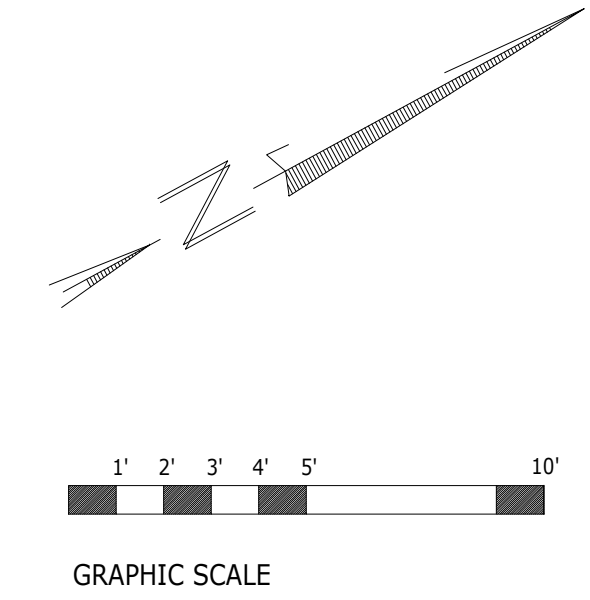
PROPOSED STUDIO/GARAGE ROOF PLAN

Drawn by: KMP	Job #
Checked by:	Date: 8.30.19

A1.3



1 Roof Plan
 Scale: 1/4" = 1'-0"



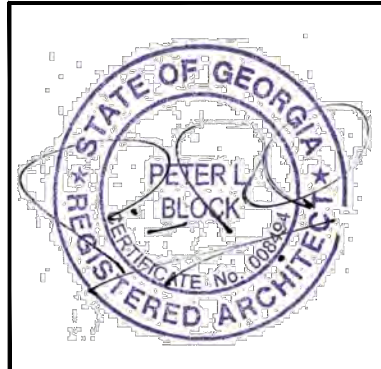
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REVISIONS	

1997 OUTBUILDING TO BE DEMOLISHED

Drawn by: KMP	Job #
Checked by:	Date: 8.30.19

D1.1

NOT RELEASED FOR CONSTRUCTION



4 North Elev. to be Demolished
 Scale: 1/4" = 1'-0"

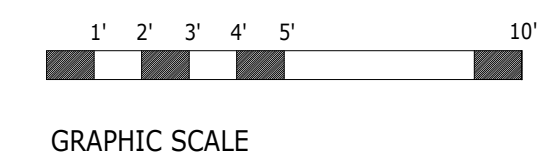
3 West Elev. to be Demolished
 Scale: 1/4" = 1'-0"



2 South Elev. to be Demolished
 Scale: 1/4" = 1'-0"



1 Front (East) Elev. to be Demolished
 Scale: 1/4" = 1'-0"



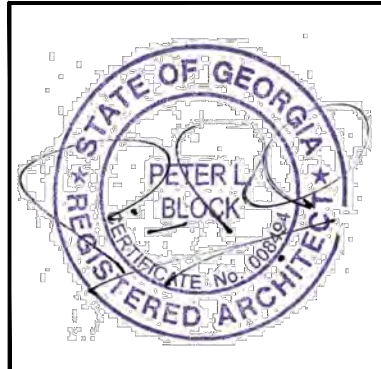
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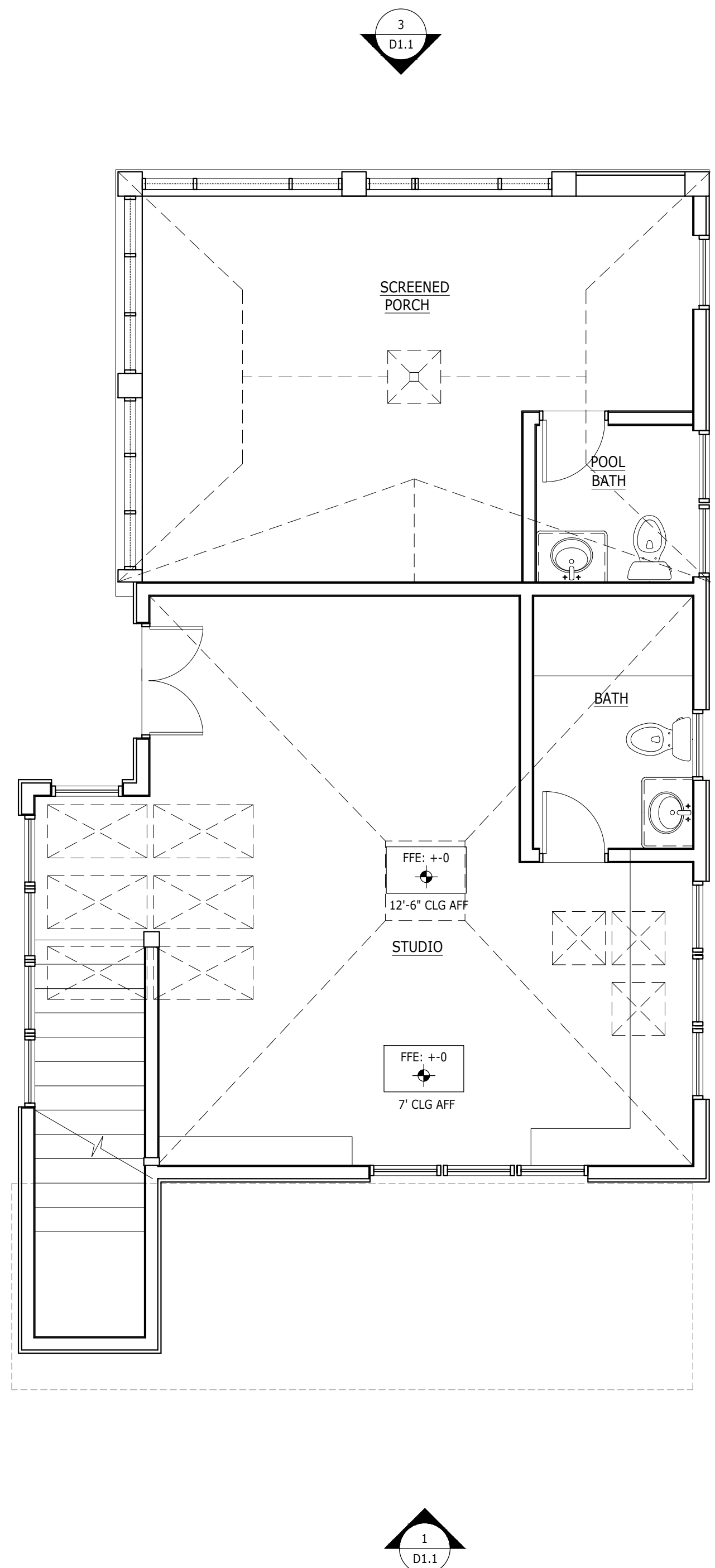


REVISIONS	

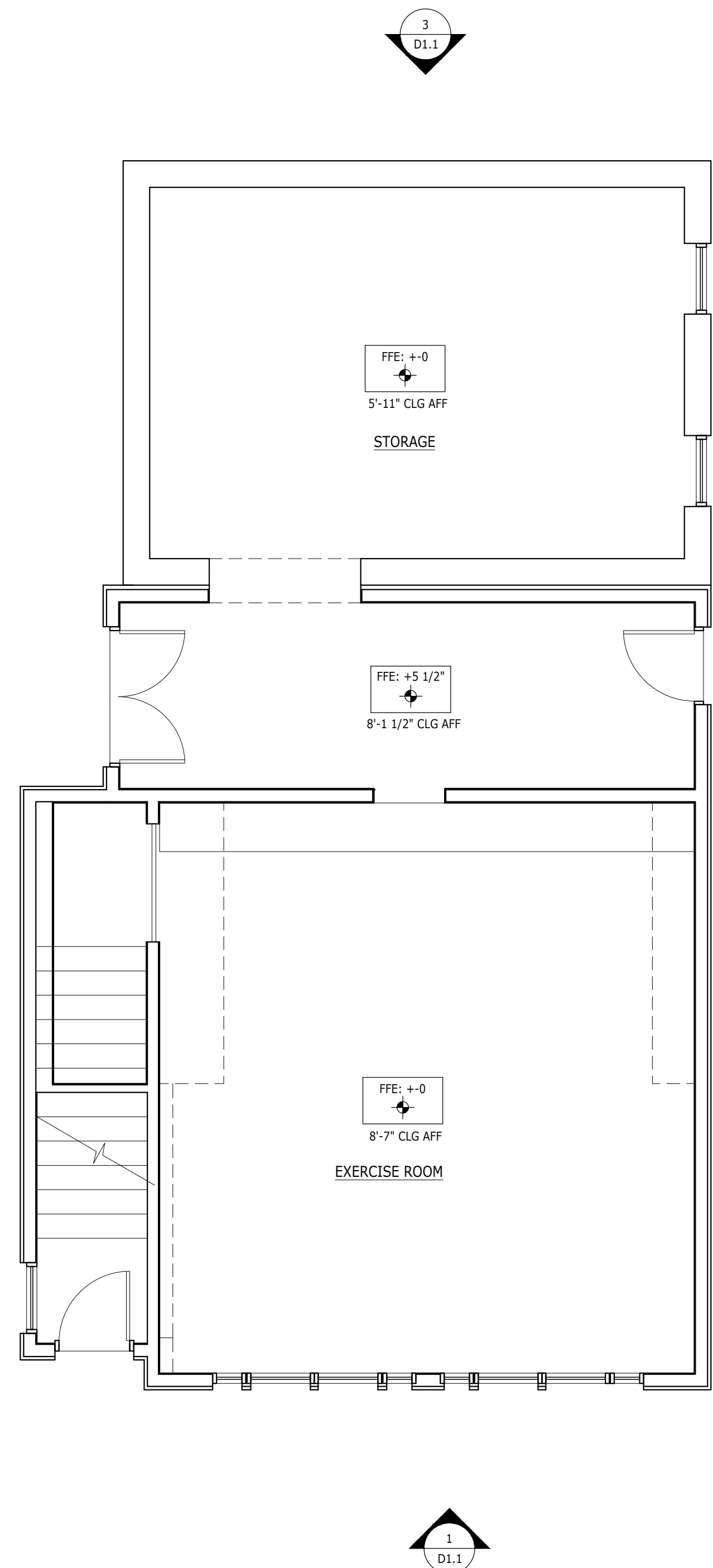
EXISTING OUT BUILDING TO BE DEMOLISHED

Drawn by: KMP	Job #
Checked by:	Date: 8.30.19

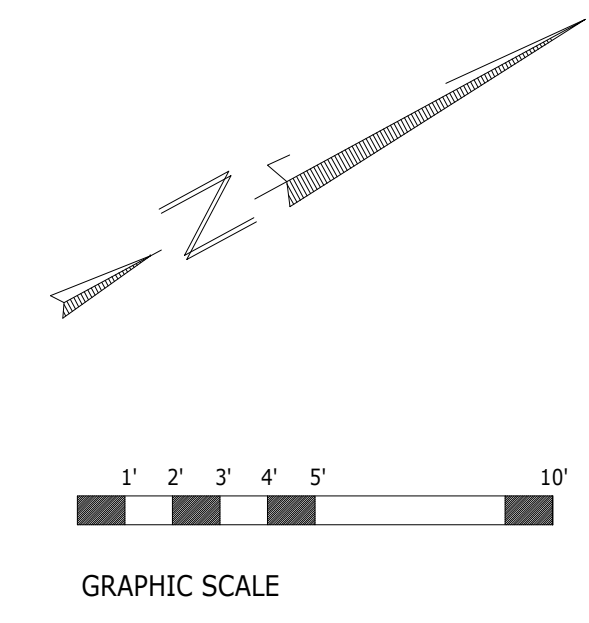
D1.2



2 Second Floor Plan to be Demolished
 Scale: 1/4" = 1'-0"



1 First Floor Plan to be Demolished
 Scale: 1/4" = 1'-0"



NOT RELEASED FOR CONSTRUCTION

1098 Lullwater Road



View of Out-Building
From the Street



View of Out-Building
From the Sidewalk

Views of Existing Out-Building
1098 Lullwater Road



View of Out-Building
From the Street



View of Out-Building
From the Sidewalk

Rendered View of Proposed Out-Building
1098 Lullwater Road



Rendered View of Proposed Out-Building
From the Sidewalk

Views of Existing Out-Building
1098 Lullwater Road



View of Out-Building
From the Street



View of Out-Building
From the Sidewalk

Rendered View of Proposed Out-Building
1098 Lullwater Road



Rendered View of Proposed Out-Building
From the Sidewalk

Views of Existing Out-Building
1098 Lullwater Road



Front Elevation - Facing Street (East)



Pool Elevation (West)



Garden Elevation (South)