



Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1146 Lullwater Road Atlanta, GA 30307

Property Parcel ID Number: 18 002 06 071

Date of construction of all structures on the property: 1925 primary house, addition 2004

This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: David Price

E-Mail: _____ Phone: _____

Applicant Mailing Address: 1595 Nottingham Way Atlanta, GA 30309

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

Owner(s): Jonathan & Lauren Wegman Email: wegman.jon@gmail.com

Owner(s) Mailing Address: 1146 Lullwater Road Atlanta, GA 30307

Nature of work (check all that apply):

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

Description of Work:

Demolish existing non-historic garage to build a two-story addition at the rear of an existing non-historic addition. The main floor of the addition will be 3' above the original home's main floor with a multi-car garage below (garage slab elevation to match the current garage). A porte cochere will be added to the rear right corner of the original home, mostly behind the original home, and partially blocked from view by the original brick side porch. Existing sided one-story rear additions at this location will be incorporated into the new porte cochere with new masonry stucco to match the existing 2004 addition. The rear addition will also use stucco to clearly differentiate from the original without adding a third or fourth siding material.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. ***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant: David W. Price 7-15-2026

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

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness

✓

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.

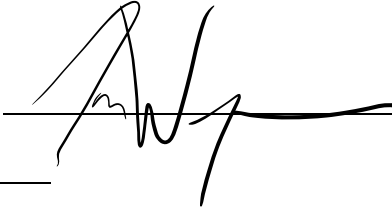
I/ We: Jonathan and Lauren Wegman

being owner(s) of the property at: 1146 Lullwater Road Atlanta, GA 30307

hereby delegate authority to: David Price

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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

July 9, 2026

Historic Preservation Committee
DeKalb County, Georgia

Re: Letter of Support for Renovation Plans at 1146 Lullwater Road (Wegman Residence)

Dear Members of the Historic Preservation Committee,

We are writing in support of the proposed renovation plans for 1146 Lullwater Road. We live nearby at 1135 Lullwater Road and are familiar with both the property and the character of the surrounding Druid Hills neighborhood.

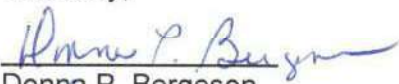
One of the things that makes Lullwater Road and Druid Hills so special is the presence of larger estate lots and homes that were designed with a sense of permanence, proportion, and architectural ambition. In our view, thoughtful improvements that allow these properties to make better use of their land, while respecting the historic character of the neighborhood, are very much in keeping with the spirit of Druid Hills.

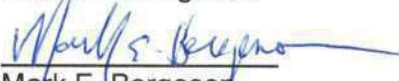
We understand that the proposed work preserves the historic presence of the 1924 main house, particularly the front-facing portions of the property, while removing a non-historic structure and replacing it with improvements that are more appropriate to the scale and quality of the lot. We believe that the proposed carriage house, pool, and related site improvements will enhance the property and bring it closer to the level of use, care, and design seen throughout many of the grander homes in the neighborhood.

Having made renovations and improvements to our own home, we appreciate the effort required to invest in an older property in a way that is respectful, useful, and compatible with the surrounding area. We believe these proposed improvements represent that kind of thoughtful stewardship.

For these reasons, we are pleased to support the application and hope the Committee will look favorably upon the proposed plans.

Sincerely,


Donna P. Bergeson


Mark E. Bergeson

1135 Lullwater Road
Atlanta, GA 30307



Jon Wegman <wegman.jon@gmail.com>

HPC Support - Response Requested

David Martin <david[REDACTED]>
To: Jon Wegman <wegman.jon@gmail.com>

Thu, Jul 9, 2026 at 9:57 AM

Historic Preservation Committee

DeKalb County, Georgia

Re: Letter of Support for Renovation Plans
at [1146 Lullwater Rd](#) (WEGMAN)

Dear Members of the Historic Preservation
Committee,

We are writing in support of the proposed
renovation plans for [1146 Lullwater Rd](#). We live next door at 1136 Lullwater Road and have had the
opportunity to review the plans extensively with our neighbors.

As adjacent neighbors, we understand the
property well and are supportive of the overall design direction, character, and intended improvements. We
previously completed our own renovation while living in our home, including the addition of a three-car
garage and carriage house, along with a covered
connection that improved access between the structures. That experience has given us a strong
appreciation for how thoughtfully designed improvements can make these historic homes more functional
for daily life while still respecting the character of Lullwater
Road and Druid Hills.

The proposed carriage house and related
site improvements at 1146 feel consistent with that same approach. Many homes on Lullwater are lived in
and accessed through the rear of the property today, and improving the rear entry, circulation, garage
access, and connection between structures will make
the home more practical for everyday use, including groceries, parking, inclement weather, and normal
comings and goings, as well as aging in place.

We are also supportive of the proposed backyard
layout and overall aesthetic. We have spent time together in one another's backyards and have enjoyed
imagining how the improvements will allow the property to be used more fully and beautifully. These estate
lots are one of the special features of Druid Hills,
and we believe thoughtful improvements to the rear grounds, carriage house, and outdoor living areas are
very much in keeping with the way these homes are enjoyed today.

We are pleased to support the application
and believe the proposed plans represent a careful and appropriate investment in the property.

Sincerely,

Beth Finnerty

David Martin

1136 Lullwater Road

Atlanta, GA

Here you go!

David Martin
Chairman
Basis Medical, LLC



[Quoted text hidden]



Jon Wegman <wegman.jon@gmail.com>

HPC Support - Response Requested

Paul Frysh <pfrysh@webmd.com>
To: Jon Wegman <wegman.jon@gmail.com>

Sat, Jul 11, 2026 at 8:36 AM

July 11, 2026

Historic Preservation Committee
DeKalb County, Georgia

Re: Letter of Support for Renovation Plans at [1146 Lullwater Rd](#) (Wegmans)

Dear Members of the Historic Preservation Committee,

We are writing in full support of the proposed renovation plans for 1146 Lullwater. We live directly across the street at [1145 Lullwater Road](#) and are very familiar with the property, the existing structures, and the character of this part of Druid Hills.

We understand that the current small two-car garage, constructed in 2005, is not historic and does not feel especially proportional to the scale of the lot or the surrounding neighborhood. In our view, replacing that structure with a more thoughtful carriage house design is appropriate for the property and more consistent with the larger estate lots that help define Lullwater Road and Druid Hills.

We are also supportive of the proposed architectural direction. The Italianate style and overall aesthetic feel well considered and compatible with the historic character of the main house and neighborhood. We believe the proposed improvements will make better use of the property while enhancing the overall setting rather than detracting from it.

As homeowners with a porte-cochere ourselves, we also understand the practical value of that feature, especially during inclement weather and the heavy southern rainstorms we frequently experience in Atlanta. It is both a useful and historically appropriate element for homes of this scale and style.

We are pleased to support continued investment in and improvement of the estate lots in Druid Hills. We look forward to seeing the property thoughtfully improved and, on a personal note, to enjoying the backyard with our neighbors for cookouts, pool gatherings, and time together.

For these reasons, we respectfully support the application and hope the Committee will approve the proposed plans.

Sincerely,

Ann Marie White
Paul Frysh
[1145 Lullwater Road](#)
[Atlanta, GA](#)

[Quoted text hidden]

—
Paul Frysh | Senior Health Editor | WebMD | 404-386-4380 | [LinkedIn](#)



Jon Wegman <wegman.jon@gmail.com>

Support for Lauren and Jon Wegman- 1146 Lullwater Rd NE renovation

Claudia Edwards <cpedwards@dekalbcountyga.gov>
To: Jon Wegman <wegman.jon@gmail.com>
Cc: Louis Edwards <lois.edwards@dekalbcountyga.com>

Wed, Jul 15, 2026 at 2:52 PM

July 15, 2026

Historic Preservation Committee
DeKalb County, Georgia

Re: Letter of Support for Renovation Plans at [1146 Lullwater Rd NE](#)

Dear Members of the Historic Preservation Committee,

We are writing in support of the proposed renovation plans for [1146 Lullwater Rd](#). We are the immediate neighbors at 1156 Lullwater Road and, given our proximity to the property, are among the neighbors most directly impacted by both the existing conditions and the proposed improvements.

We support the design direction. We have been on Lullwater since the early 1960s and have seen a lot of renovations and changes on our street and in the neighborhood. One of us has been on the Druid Hills Civic Association board, and this has also exposed us to a lot of HPC inquiries and information.

Their proposed garage and improvements, such as the rear entry, make sense and will only enhance the home and neighborhood.

Perhaps most importantly, we are supportive of the proposed site work because of the opportunity it creates to address a longstanding drainage issue. During both light and heavy rains, water moves down Lullwater Road and across multiple properties. The current drainage conditions at 1146 Lullwater, which appear to date from an earlier improvement period, have contributed to runoff issues affecting our yard, walkway to the garage, and driveway.

We appreciate that Jon and Lauren Wegman have been in communication with us about this concern and intend to work with their contractors, excavation team, and design professionals to create a more successful drainage and water management solution. We believe this is an important and valuable part of the overall project, and one that has the potential to improve conditions not only for their property but also for adjacent neighbors.

For these reasons, we support the proposed plans and the continued thoughtful improvement of the property.

Sincerely,

Claudia Edwards
Louis Edwards

[1156 Lullwater Rd NE](#)

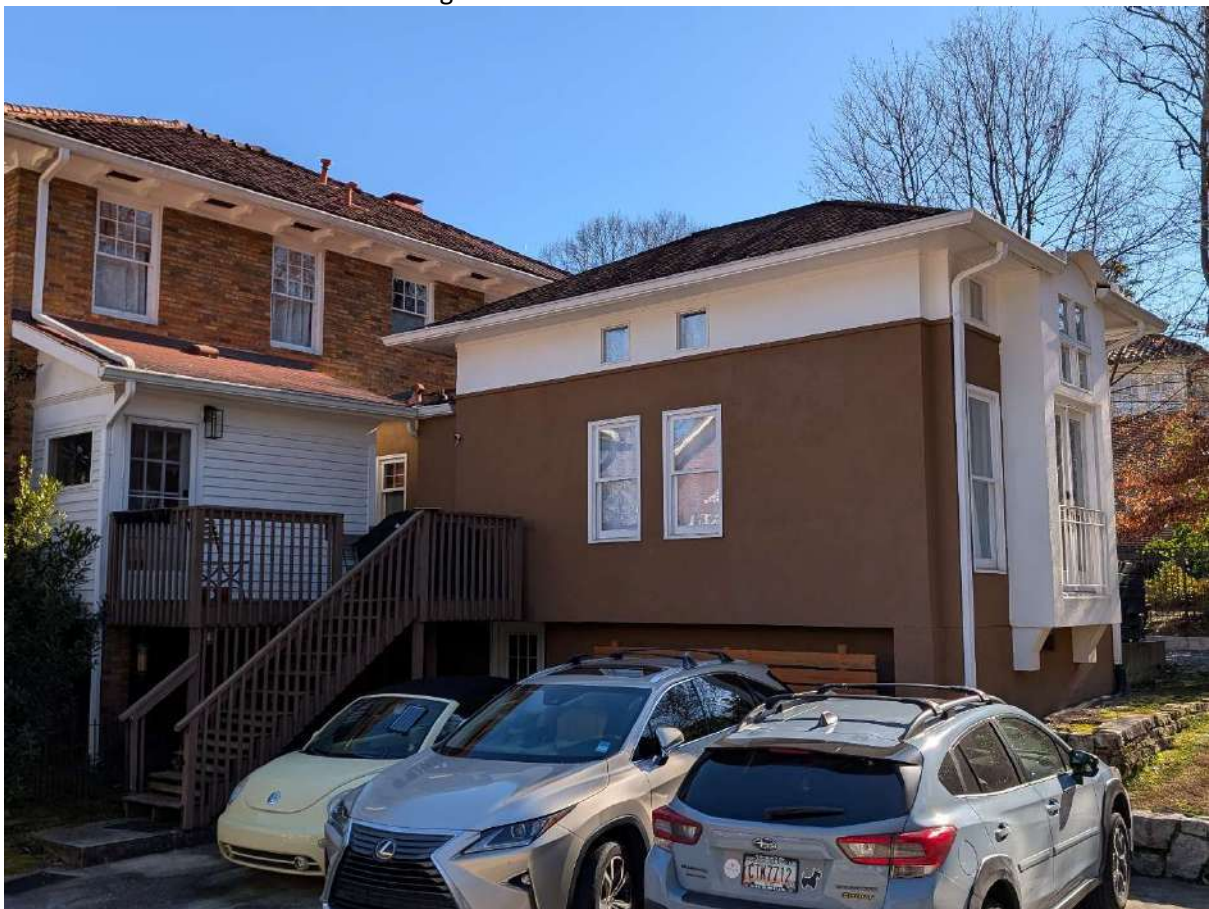
 Support for neighbors- 1146 Lullwater Rd .pdf
57K

Price Residential Design

1146 Lullwater Road – right rear corner where porte cochere will be added



Existing non-historic stucco rear addition





Rear of existing non-historic rear addition where addition with new garage will be located
(new garage slab will be at the same level as existing)



Existing non-historic stucco rear addition from the left side

RESERVED FOR THE CLERK OF COURTS

ZONING STATEMENT
Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-85
Building Setbacks:
Front - 35 feet
Side - 8.5 feet
Rear - 40 feet

Max Coverage Lot : 35%

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⌵ PP - Power Pole
- ⌵ LP - Light Pole
- ⌵ PED - Utility Pedestal
- ⌵ FH - Fire Hydrant
- WM - Water Meter
- ⌵ WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- ⌵ CB - Catch Basin
- DI - Drop Inlet
- CO - Cleanout
- ⊠ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

EXISTING LOT COVERAGE CALCULATIONS:

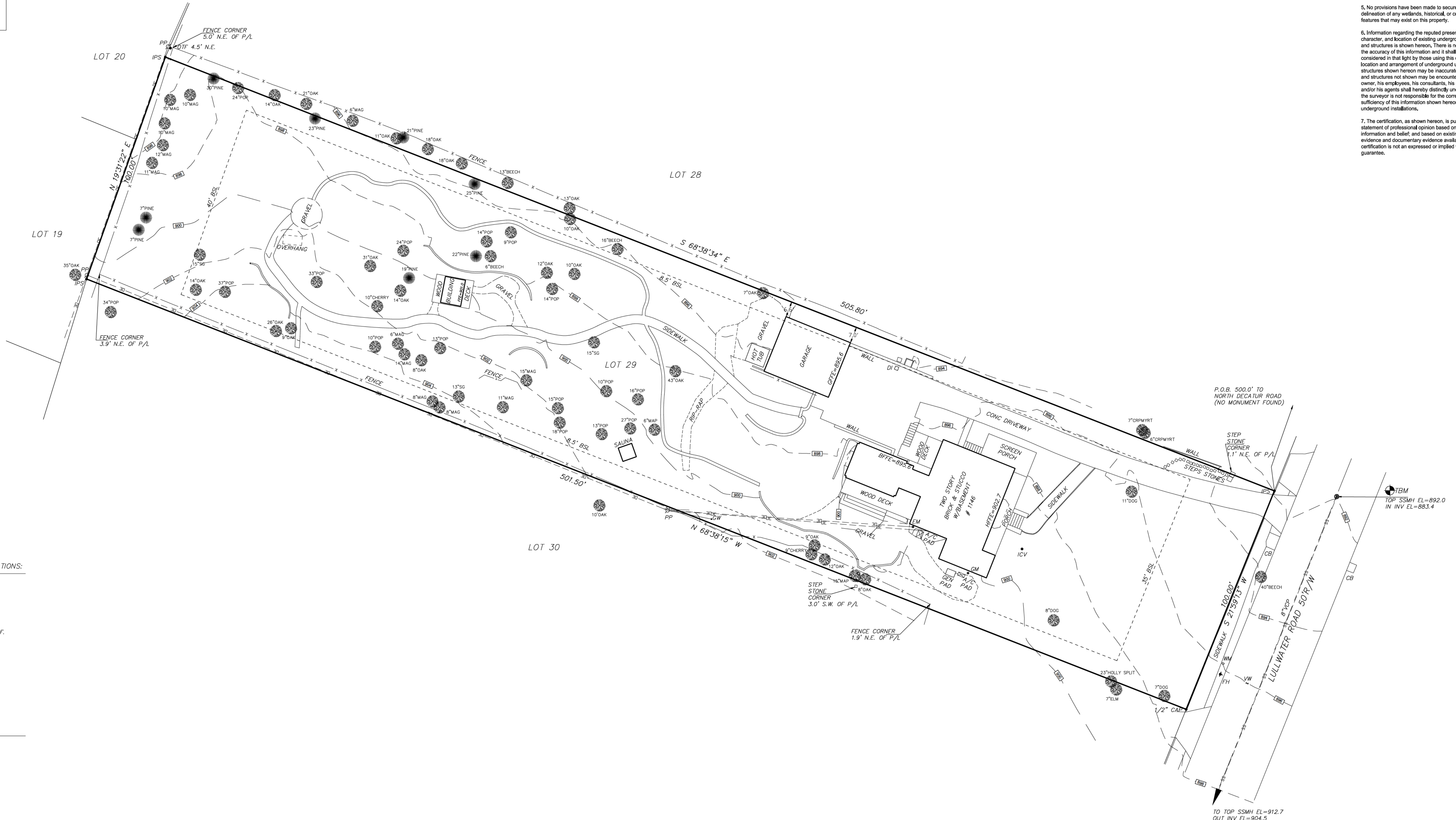
HOUSE = 3,026 S.F.
PORCH W/STEPS = 203 S.F.
SIDEWALK = 244 S.F.
FRONT OVERHEAD = 41 S.F.
SCREEN PORCH W/STEPS = 242 S.F.
SIDEWALK = 32 S.F.
REAR WOOD DECK W/STEPS = 200 S.F.
REAR OVERHEAD = 10 S.F.
LEFT SIDE WOOD DECK W/STEPS = 343 S.F.
CONC PAD = 20 S.F.
A/C PADS = 11 S.F.
GEN. PAD = 10 S.F.
DRIVEWAY = 2,704 S.F.
GARAGE = 737 S.F.
RIGHT SIDE CONC PAD = 3 S.F.
HOT TUB = 65 S.F.
SAUNA = 36 S.F.
REAR LONG SIDEWALK = 1,423 S.F.
BUILDING W/WOOD DECK = 193 S.F.
REAR BACK OVERHEAD = 31 S.F.
ALL STEPS STONES = 25 S.F.
ALL GRAVELS = 1,765 S.F.
RIP-RAP = 299 S.F.
ALL WALLS = 301 S.F.

TOTAL = 11,964 S.F. (23.76%)

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John C. Groves, Jr., RLS 3237



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 02/02/26 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

AREA
50,351 SQ. FT.
1.16 ACRES



BOUNDARY SURVEY PREPARED FOR
JONATHAN R. WEGMAN
LAUREN A. WEGMAN

DRUID HILLS SUBDIVISION
LOT 29 BLOCK "13"
LOCATED IN LAND LOT 2
18TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 02/05/26
SCALE: 1"=20'
DRAWING: 26.019
COORD:
REVISIONS:
DB: 28665, PG. 256
SHEET # 1 of 1



PRICE RESIDENTIAL DESIGN
1595 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

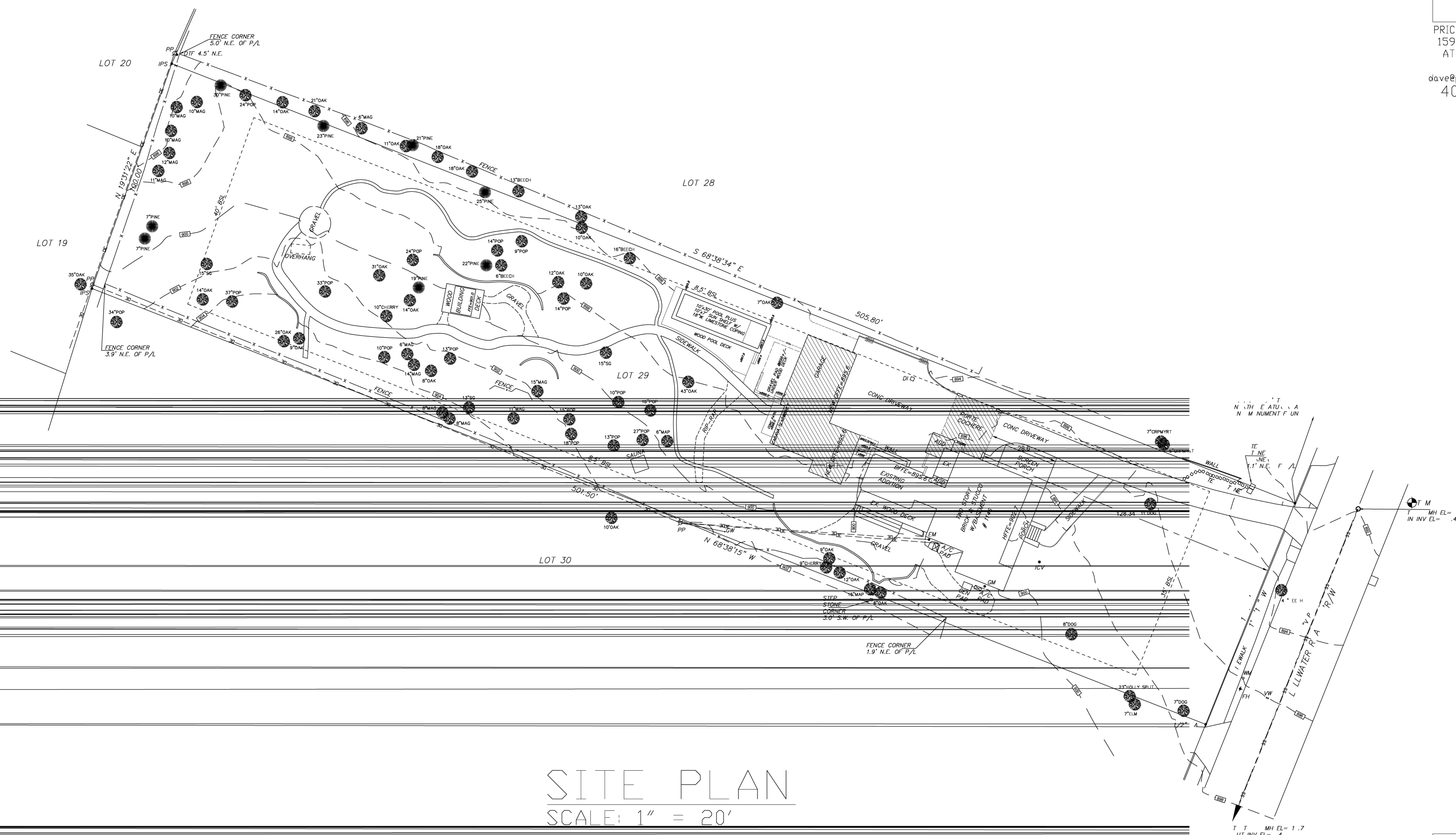
PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA

SITE PLAN

SHEET S-1

JULY 15, 2026





PRICE RESIDENTIAL DESIGN
1525 N. TTINGHAM WAY
ATLANTA, GE 30318
FRONT PORCH USE
dave@priceresidentialdesign.com
404-245-4244

WEGMAN RESIDENCE
1146 LULLWATER RD

PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GE 30318
MAIN LEVEL
FL. R. PLAN
SHEET A-1
JULY 15, 2026

PROPERTY LINE

8.5' SETBACK

10'x31' POOL
* INCLUDED T-SUN SHELT
* SHOWN WITH STONE COATING

GENERAL NOTE: EXCEPT AS NOTED,
ALL NEW WINDOWS SHALL BE
PAINTED WOOD OR COMPOSITE W/ NO MUNTINS
ALL DOORS SHALL BE WOOD.

NORTH

ROOF OVERHANG
ABOVE

METAL HIP ROOF OVER
NEW GARAGE BAY

USE OWNER'S EXISTING
RAILINGS OUTSIDE SUBURB
PAIRS OF FRENCH DOORS

NEW METAL ROOF ON BREEZEWAY
TO EXISTING RESIDENCE

FRONT
ELEVATION

EX. DRIVEWAY
BEGINNING HERE
WIDEN HERE

EX. P. RCH. ELEVATION
EXISTING BRICK HOUSE
EX. DOOR VIEW OF RTE. C. CHERE

FRONT
ELEVATION

P. RTE. C. CHERE
VAULTED KB V-J INT TAG PINE CLG

ORIGINAL PAIR F. WIND. US
T. REMAIN UNDER VAULTED
P. RTE. C. CHERE CEILING

EX. MUDRY

EX. KITCHEN
INTERIOR VIEW

EX. SCULLERY

PANTRY

EX. BATH

EX. TV

EX. DECK

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

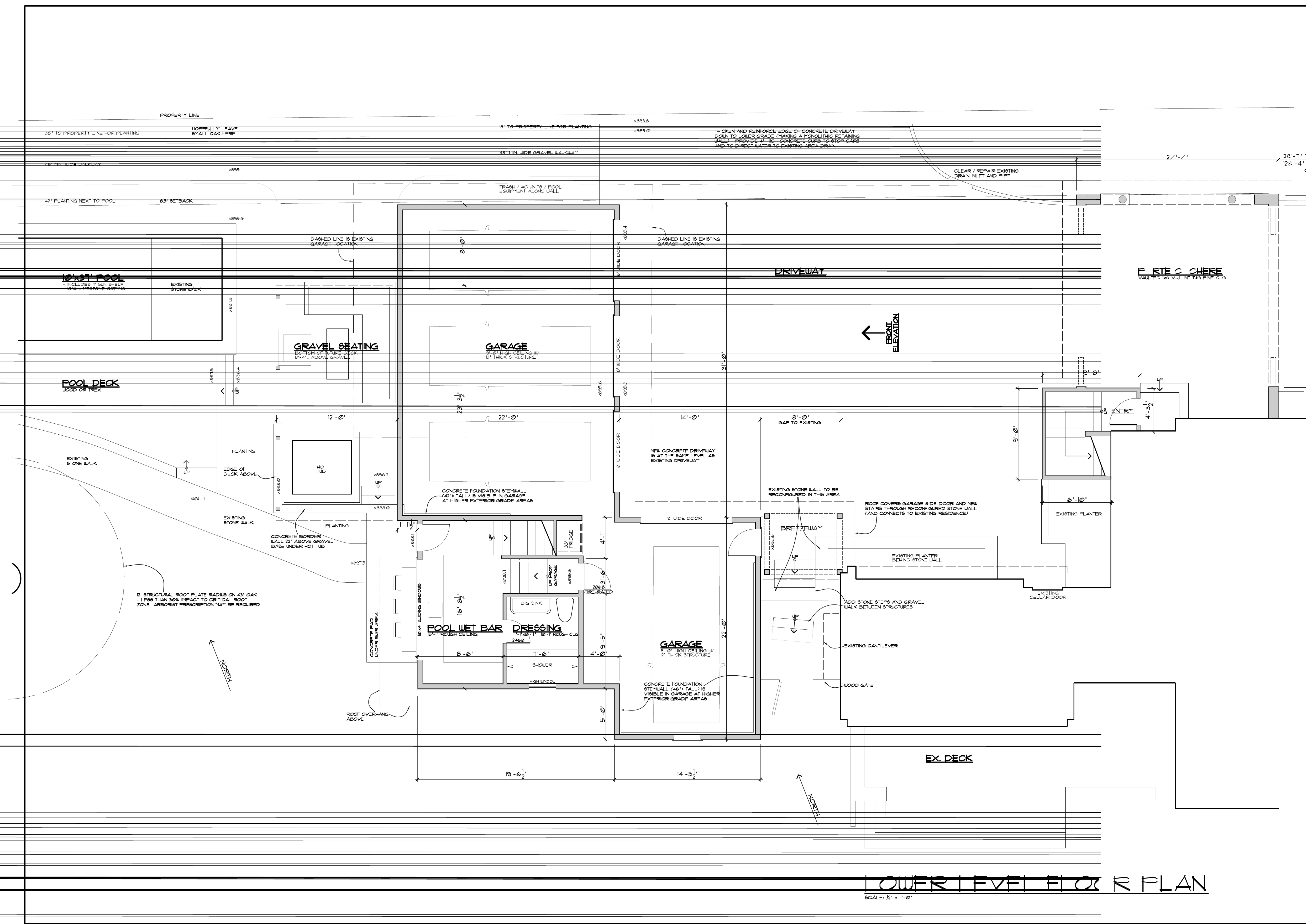


PRICE RESIDENTIAL DESIGN
1505 N. TTINGHAM WAY
ATLANTA, GE 30318
FRONT F4 USE
dave@priceresidentialdesign.com
4/4-245-4244

WEGMAN RESIDENCE
1146 LULLWATER RD

PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GE 30318
LOWER LEVEL
FRONT F4 USE
SHEET A-2
JULY 15, 2/26



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

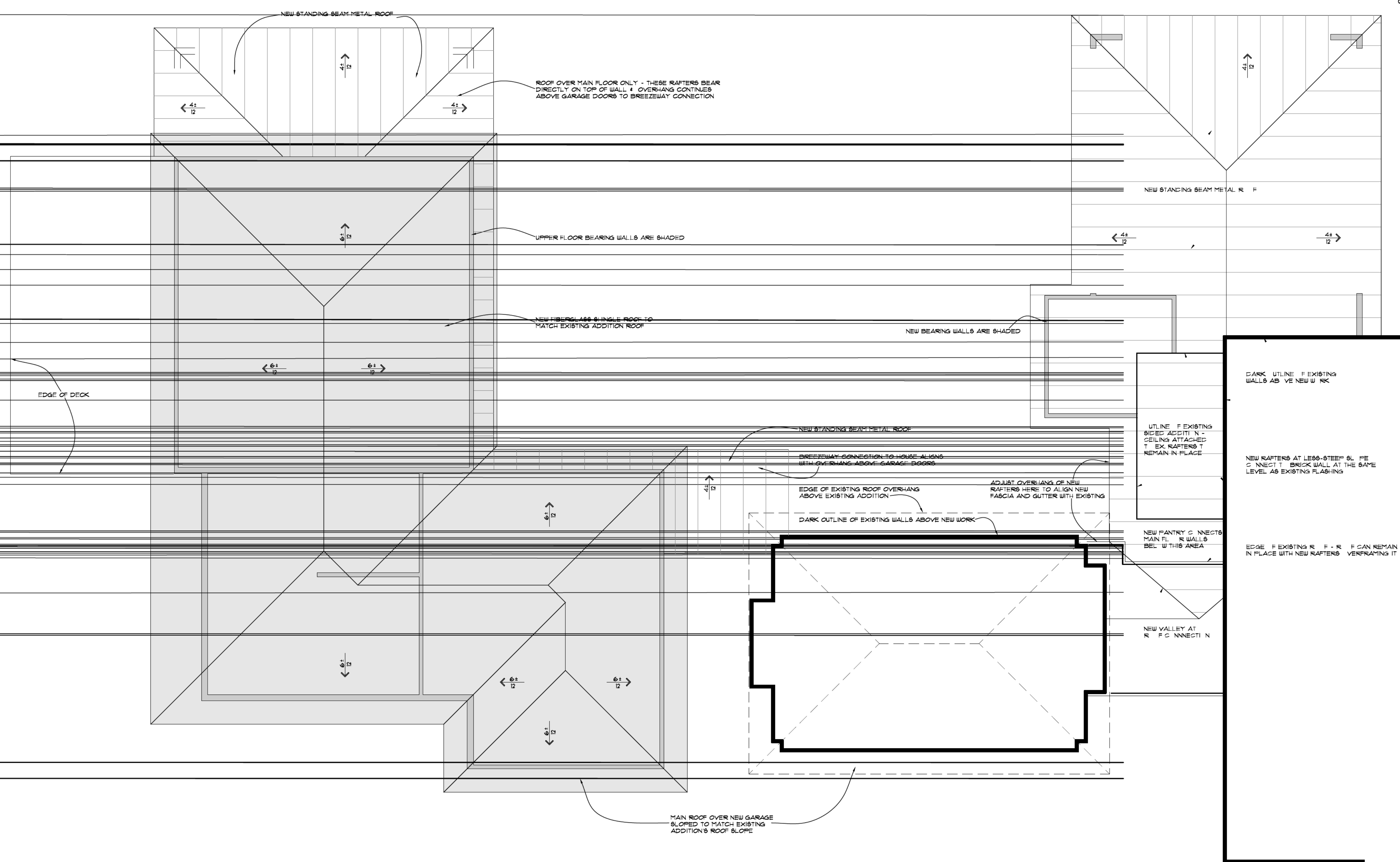


PRICE RESIDENTIAL DESIGN
1505 N. TTINGHAM WAY
ATLANTA, GEORGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

WEGMAN RESIDENCE
1146 LULLWATER RD

PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA
R.F. PLAN
SHEET A-3
JULY 15, 2/26

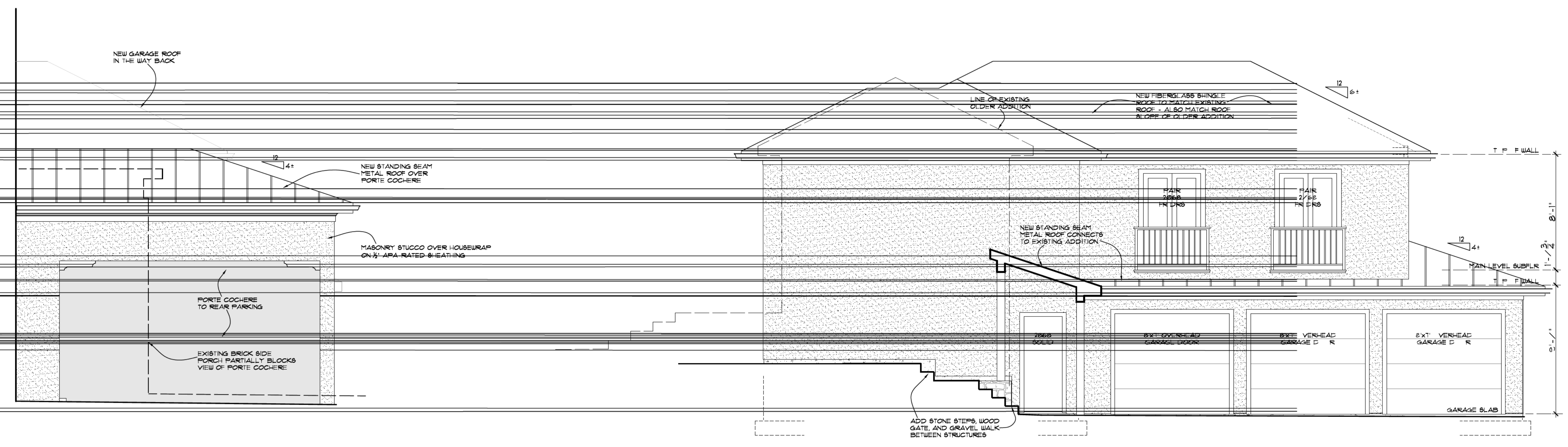




PRICE RESIDENTIAL DESIGN
1505 N. TTINGHAM WAY
ATLANTA, GE 30314
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

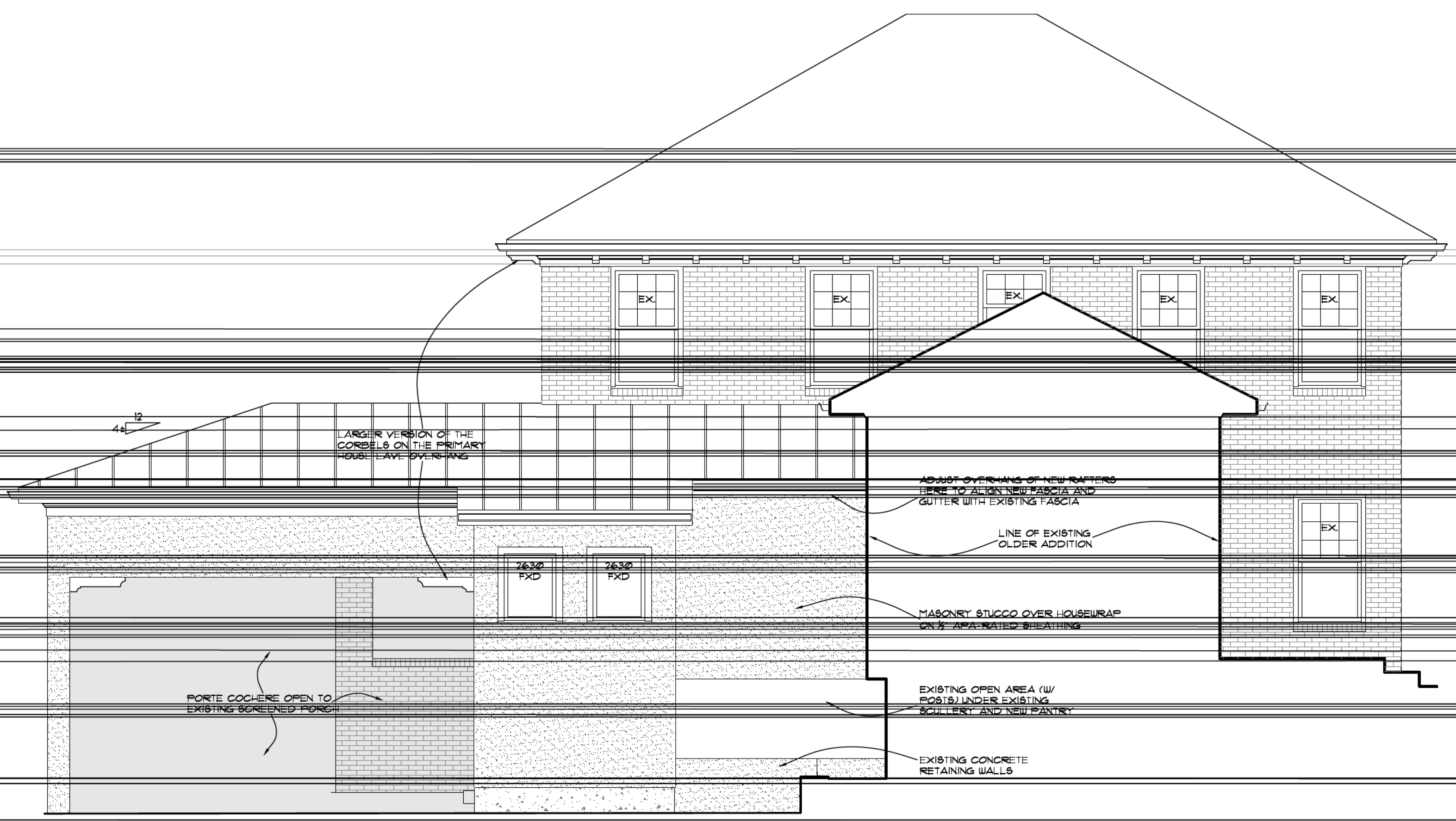
WEGMAN RESIDENCE
1146 LULLWATER RD

PRICE RESIDENTIAL DESIGN

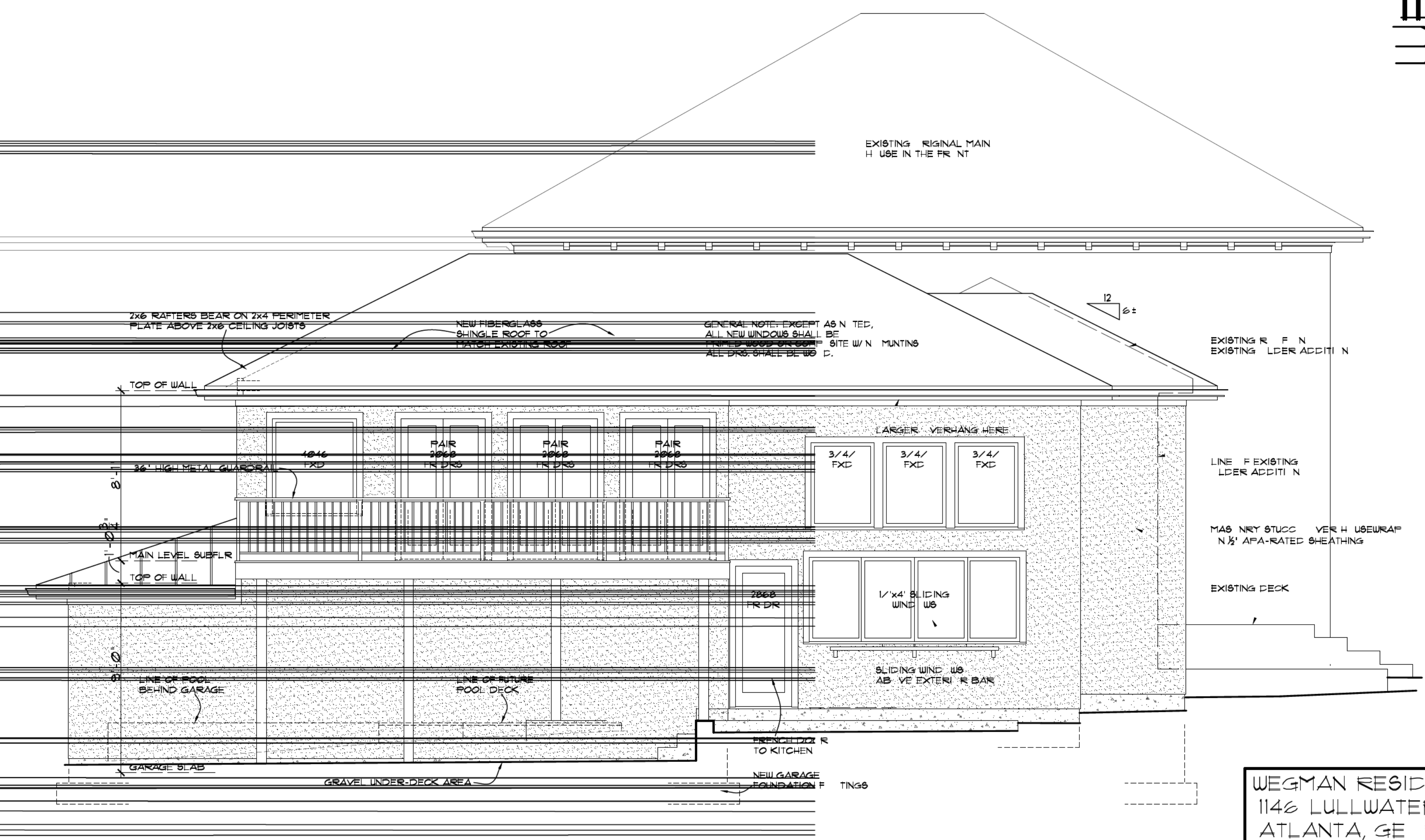


PROPOSED PORTE COCHERE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED PORTE COCHERE REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

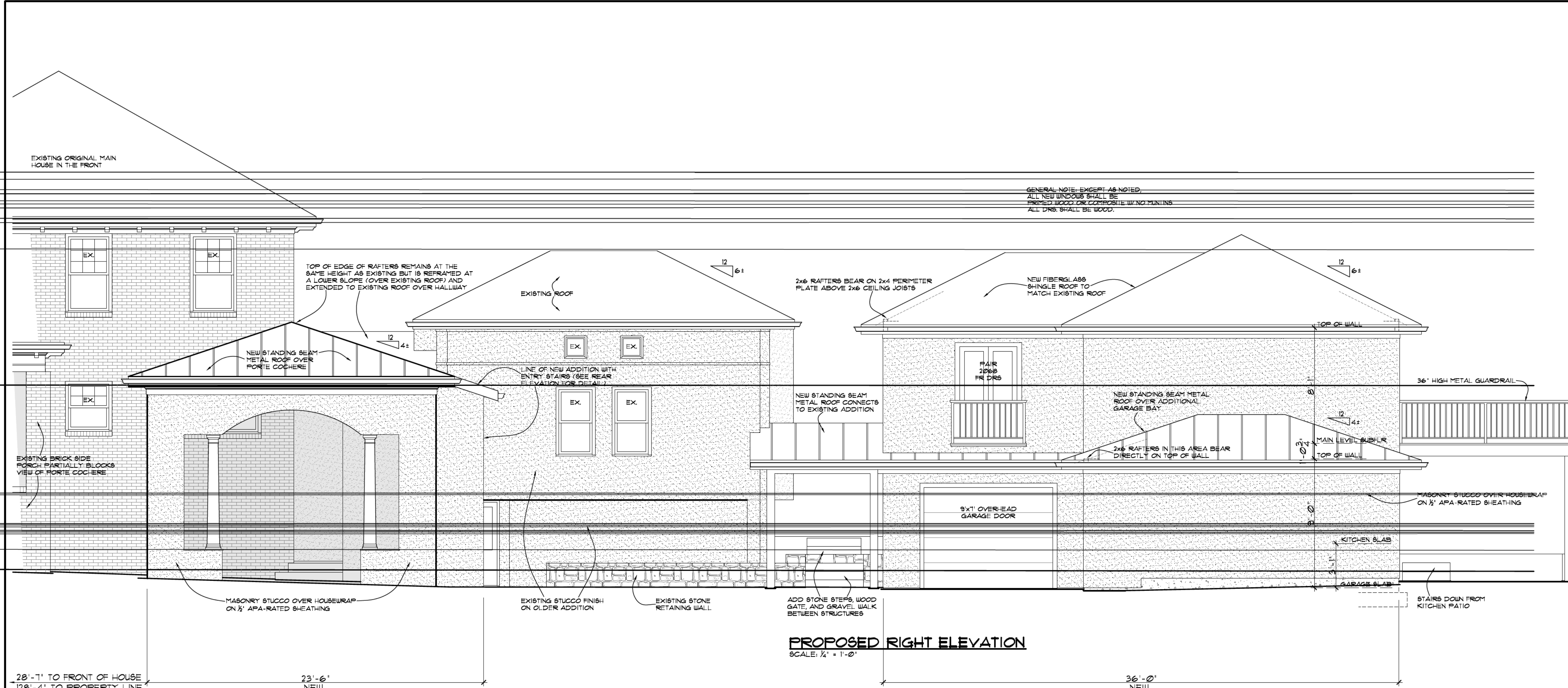
WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GE 30314
EXTERIOR ELEVATIONS
SHEET A-4
JULY 15, 2/26



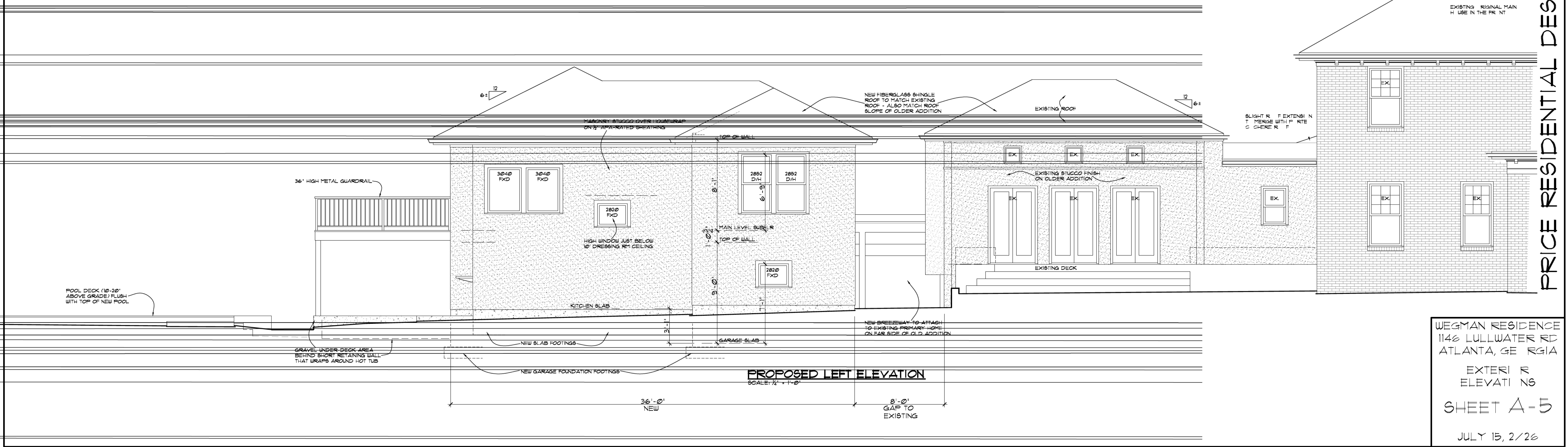
PRICE RESIDENTIAL DESIGN
1505 N. TTINGHAM WAY
ATLANTA, GE 30318
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

WEGMAN RESIDENCE
1146 LULLWATER RD

PRICE RESIDENTIAL DESIGN



PROPOSED RIGHT ELEVATION
SCALE: 1/4\"/>



PROPOSED LEFT ELEVATION
SCALE: 1/4\"/>

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GE 30318
EXTERIOR ELEVATIONS
SHEET A-5
JULY 15, 2/26