

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Regular Agenda

- I. 1146 Lullwater Road, David Price. Demolish a non-historic garage, construct a two-story addition at the rear of a non-historic addition and a porte-cochere on the rear right corner of a historic house, and install a pool in the rear of historic property. **1248227.**

Built in 1925 (18 002 06 071)

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

02-12 1146 Lullwater Road (DH), Donald Charles O'Shea & Helen R. S. O'Shea. Install railings on front steps. 17626.
Approved with Modification.

Summary

The applicant proposes the following work:

1. Demolish a nonhistoric garage. The existing, single-story nonhistoric garage located behind the historic house will be demolished and removed. According to the applicant, the existing garage and rear addition were constructed in 2004-2005; no building permits or COA applications were found on record for the garage or addition to confirm the date of construction of the structures.
2. Construct a two-story addition to the rear of a nonhistoric addition. A two-story structure will be constructed in the backyard of the property, in the footprint of the existing nonhistoric garage and extending into the backyard, towards the Southern property line, to connect to the existing nonhistoric rear addition. The addition will measure roughly 25' from grade to roof ridge, with the ridge of the addition being roughly 12' below the roof ridge of the historic house. The nonhistoric structure will be constructed with a hipped, fiberglass shingle roof, masonry stucco siding, and primed wood or composite windows. The structure will also be constructed with hipped standing seam metal roofing covering the lower level and a covered breezeway connecting the structure to rear nonhistoric addition. Several single-car garage doors will be installed on the lower level of the structure as well.
3. Construct a porte-cochere on the right rear corner of a historic house. A porte-cochere structure will be constructed on the right rear corner of the historic house, over the existing driveway. The porte-cochere will be constructed with a hipped, standing seam metal roof and masonry, stucco siding. Doric columns will be installed on the structure as decorative elements. The porte-cochere will extend roughly 22' from the façade of the right elevation of the historic house and will measure roughly 18' from grade to roof ridge; this will extend 16" above the roof the existing screen porch.
4. Install a pool in backyard. A 10'x30' inground pool with a 10'x7' sun shelf will be installed in the backyard of the property, behind the proposed garage structure, near the Northern property line. The inground pool will be surrounded by limestone coping and a wood pool deck will be installed to the side of the pool, inwards towards the backyard. A 5' black metal fence with matching gates will be installed around the perimeter of the proposed pool. The existing

concrete will be extended towards the proposed pool, with the rear portion towards the proposed garage widened.

Recommendation

Approve with Modifications. Staff recommend that the application be approved with the modification that the proposed porte-cochere be denied in accordance with Guidelines 6.1.2 and 7.3.1, as porte-cocheres are important, architectural elements of the Druid Hills Historic District⁸ and the construction of nonhistoric porte-cocheres on historic properties where there were no porte-cocheres is adding false historic details and creates a false sense of history.⁹

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.
- 6.1.2 *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 - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.
- 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.

⁸ **Guideline 6.1.3 of the Druid Hills Design Manual** – "Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.

⁹ **Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR 68.3(b)(3)**, "Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."

- 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.
- 7.2.8 *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.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.

- 9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.



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

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: [REDACTED]

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

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.

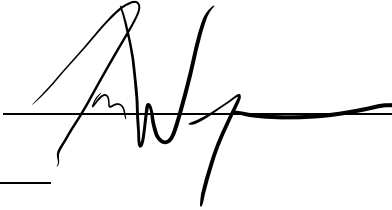
I/ We: Jonathan and Lauren Wegman

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.

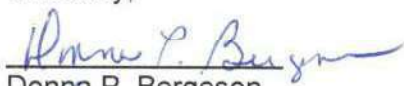
One of the things that makes Lullwater Road and Druid Hills so special is the presence of larger estate lots and homes that were designed with a sense of permanence, proportion, and architectural ambition. In our view, thoughtful improvements that allow these properties to make better use of their land,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

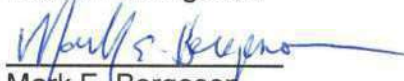
We understand that the proposed work preserves the historic presence of the 1924 main house, particularly the front-facing portions of the property, while removing a non-historic structure and replacing it with improvements that are more appropriate to the scale and quality of the lot. We believe that 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



HPC Support - Response Requested

David Martin <david[REDACTED]>
To: Jon Wegman <w[REDACTED]>

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]

**HPC Support - Repsonse Requested**

Paul Frysh <pfrysh@webmd.com>
To: Jon Wegman <jw@webmd.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](#)



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

Claudia Edwards <cpedwards@dekalbcountyga.gov>
To: Jon Wegman <wegmanj@dekalbcountyga.gov>
Cc: Louis Edwards <leedwards@dekalbcountyga.gov>

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](#)



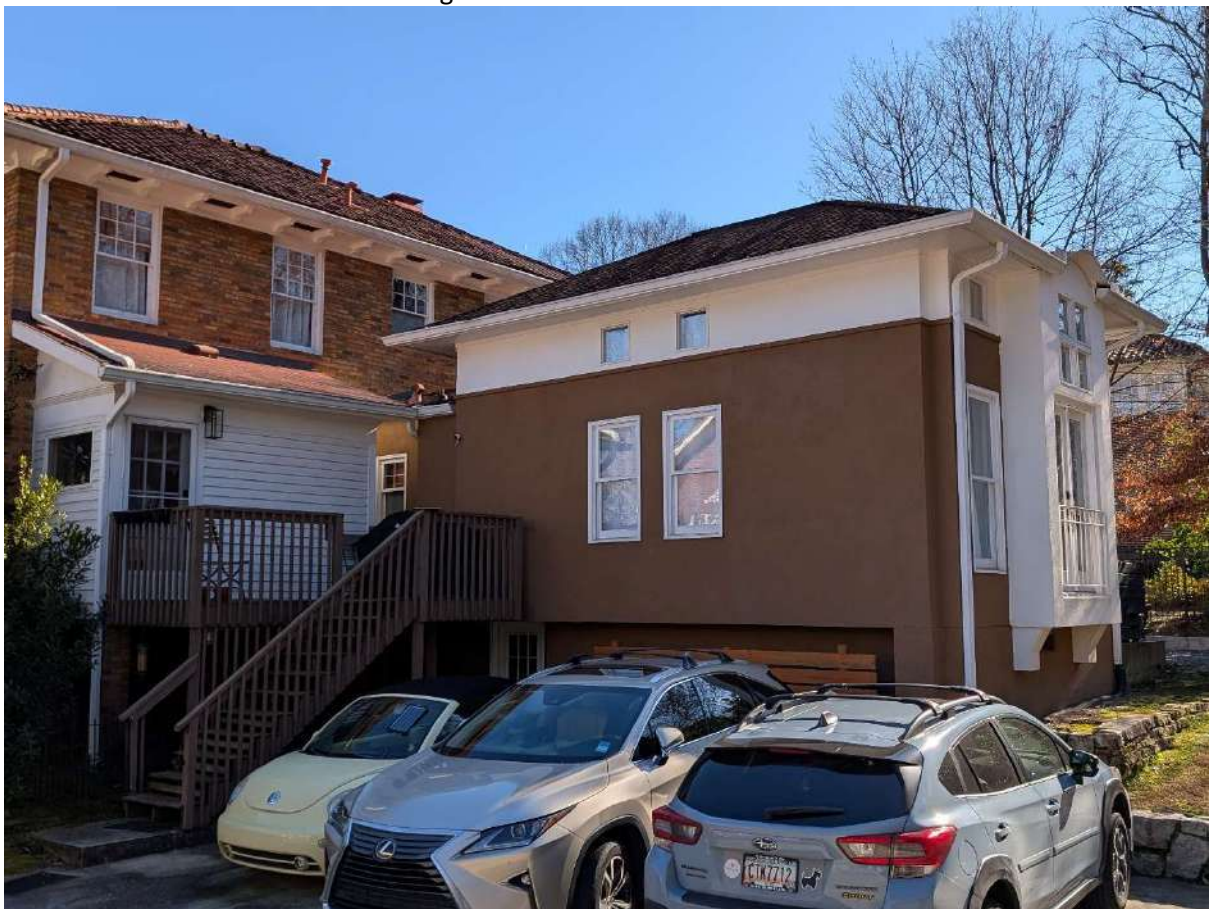
Support for neighbors- 1146 Lullwater Rd .pdf
57K

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

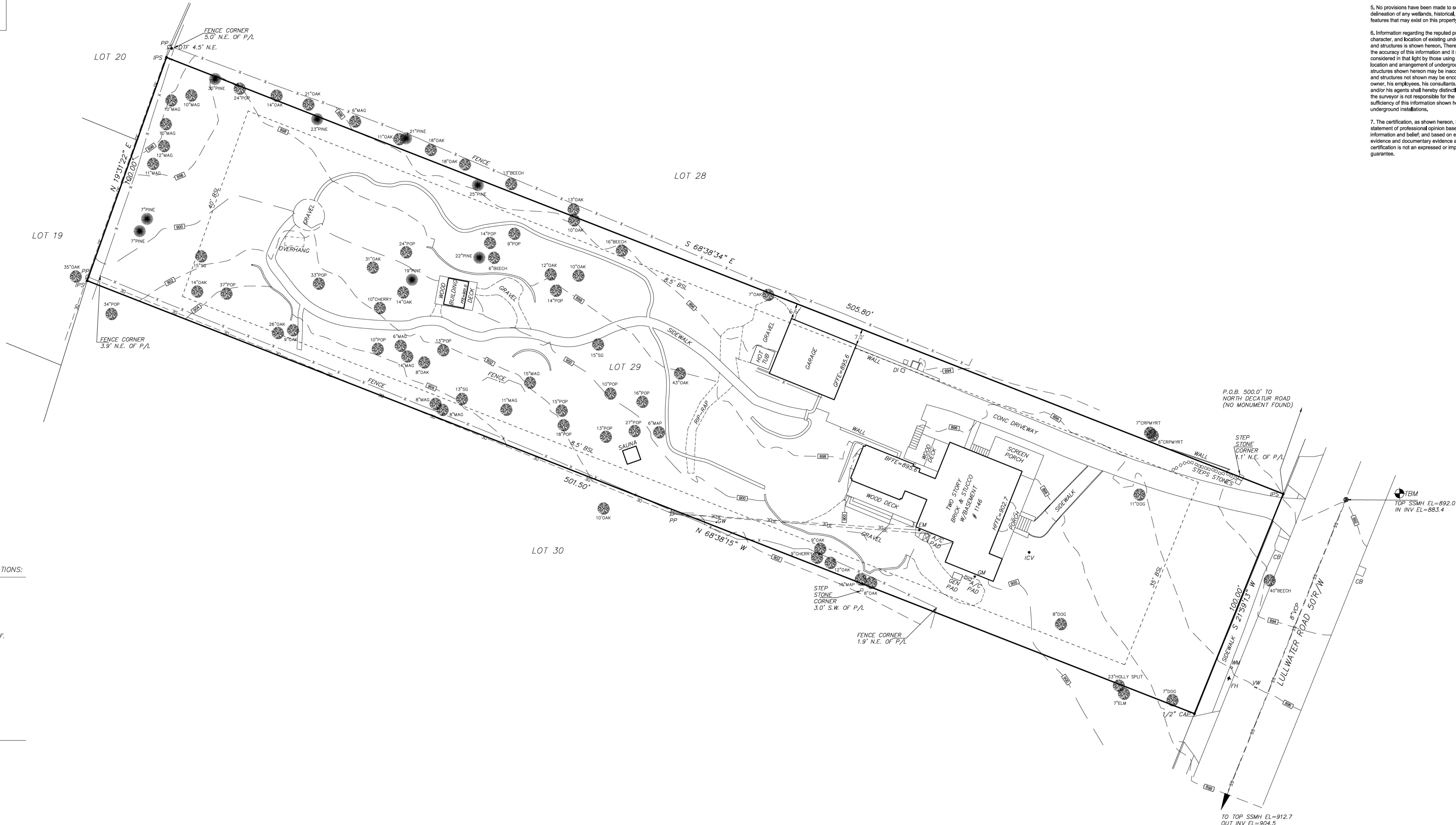
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 TCRP 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 wellheads, 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.



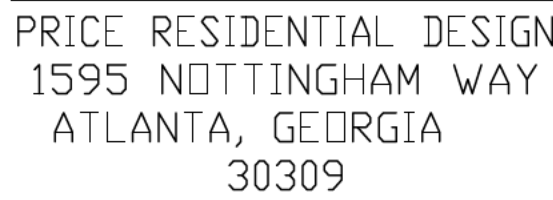
AREA
50,351 SQ. FT.
1.16 ACRES



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



WEGMAN RESIDENCE
1146 LULLWATER ROAD

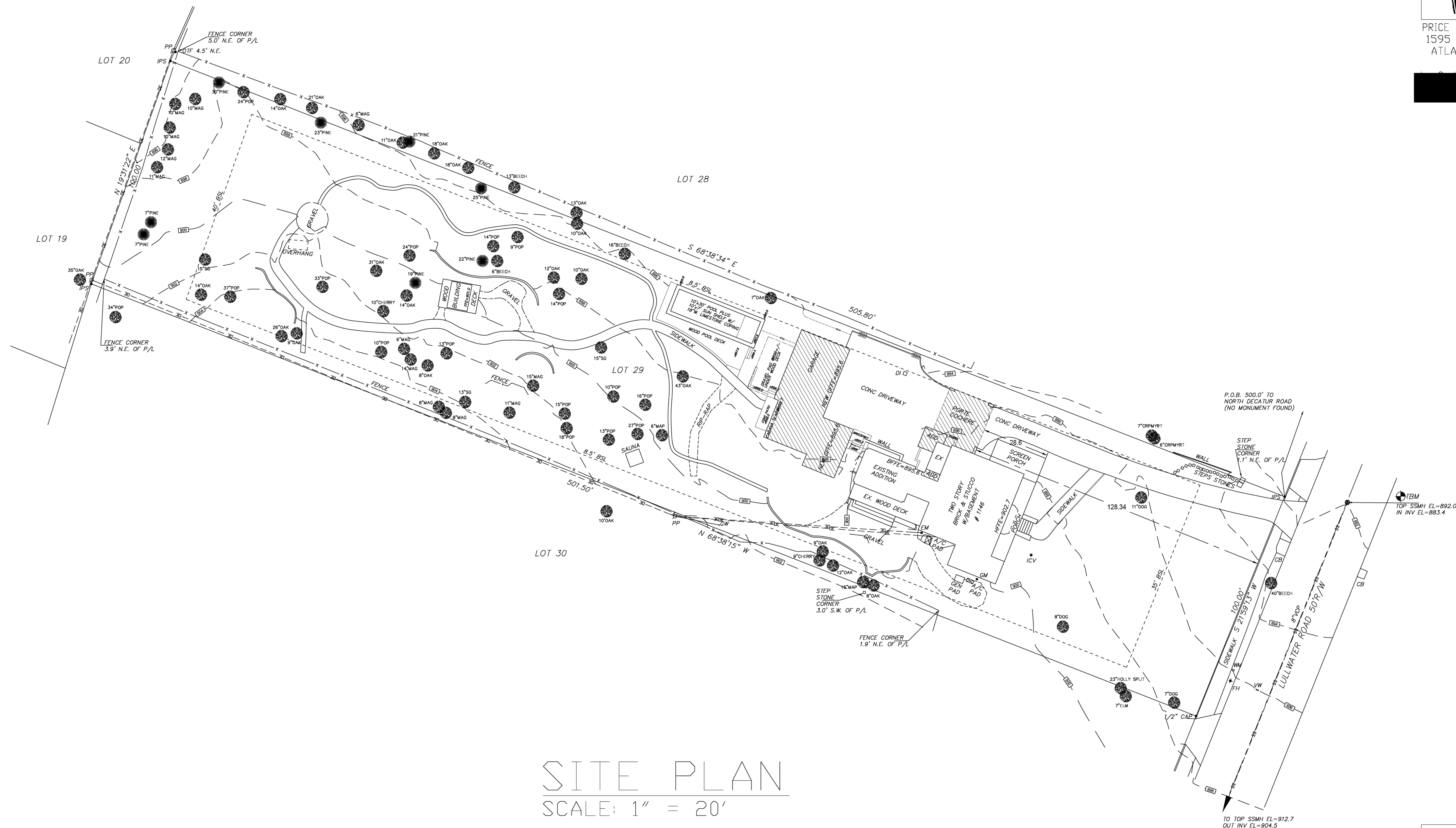
PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA

SITE PLAN

SHEET S-1

JULY 15, 2026



SITE PLAN

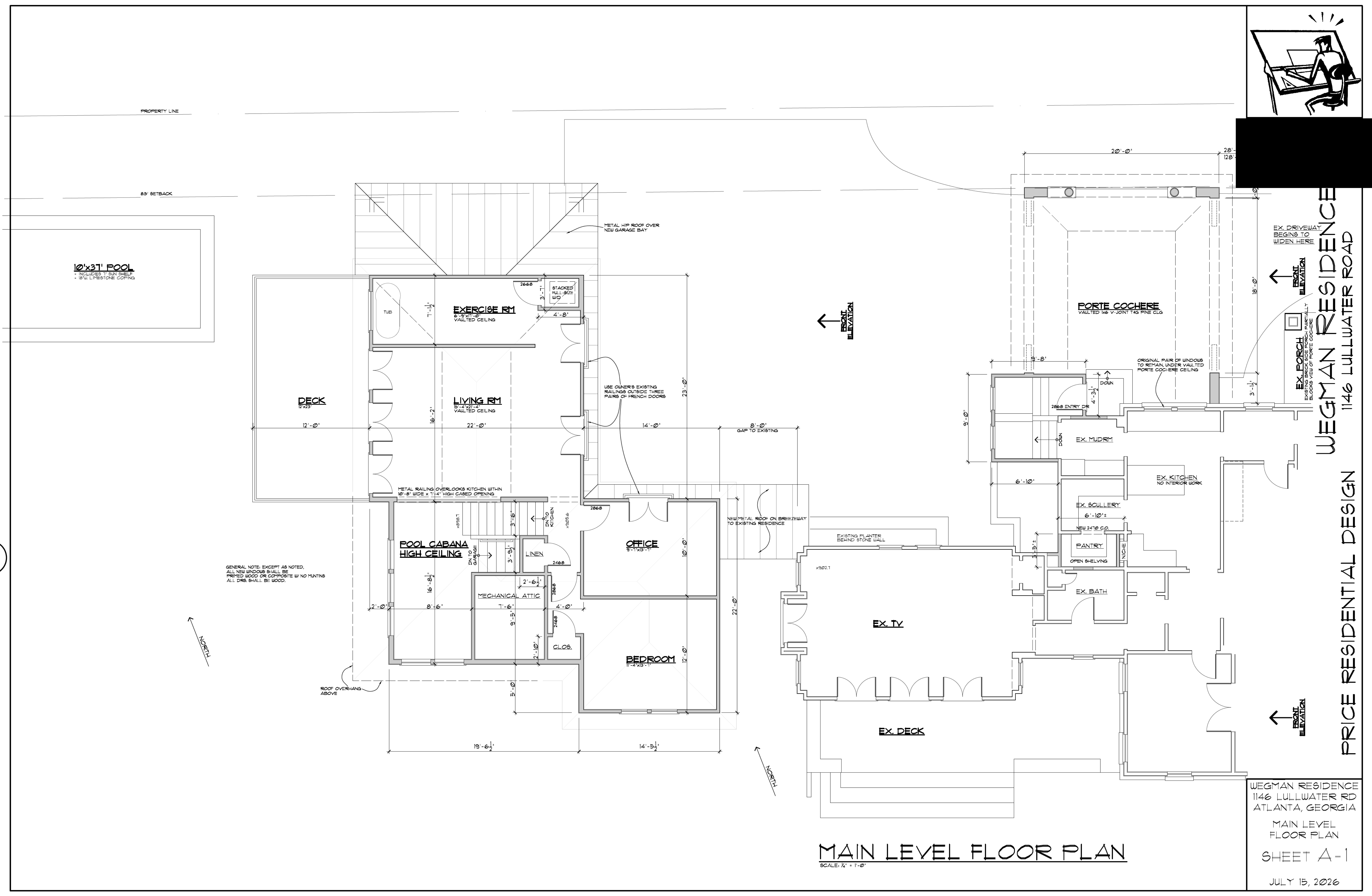
SCALE: 1" = 20'



WEGMAN RESIDENCE
1146 LULLWATER ROAD

PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA
MAIN LEVEL
FLOOR PLAN
SHEET A-1
JULY 15, 2026

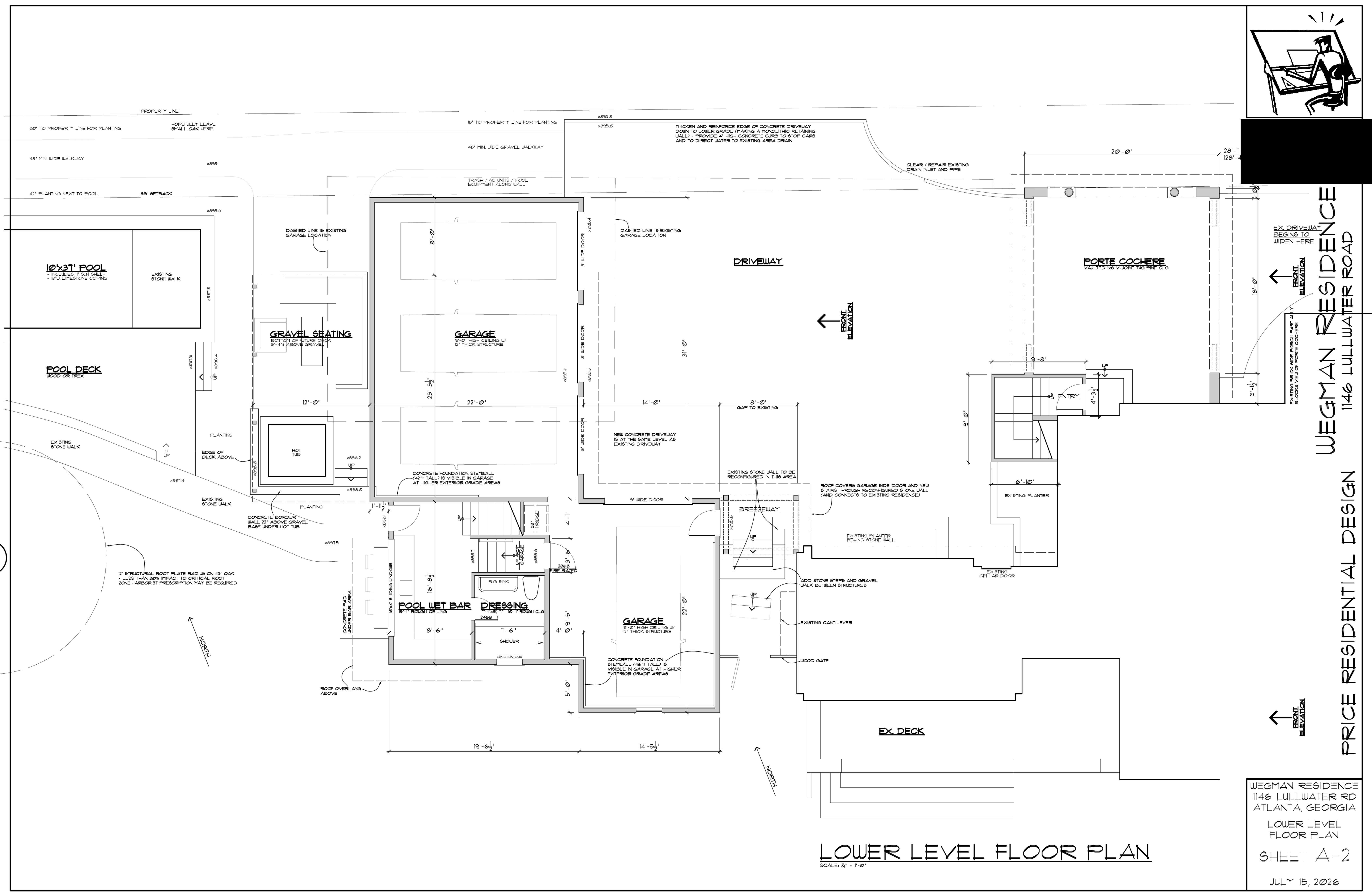




WEGMAN RESIDENCE
1146 LULLWATER ROAD

PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA
LOWER LEVEL
FLOOR PLAN
SHEET A-2
JULY 15, 2026



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



WEGMAN RESIDENCE
1146 LULLWATER ROAD

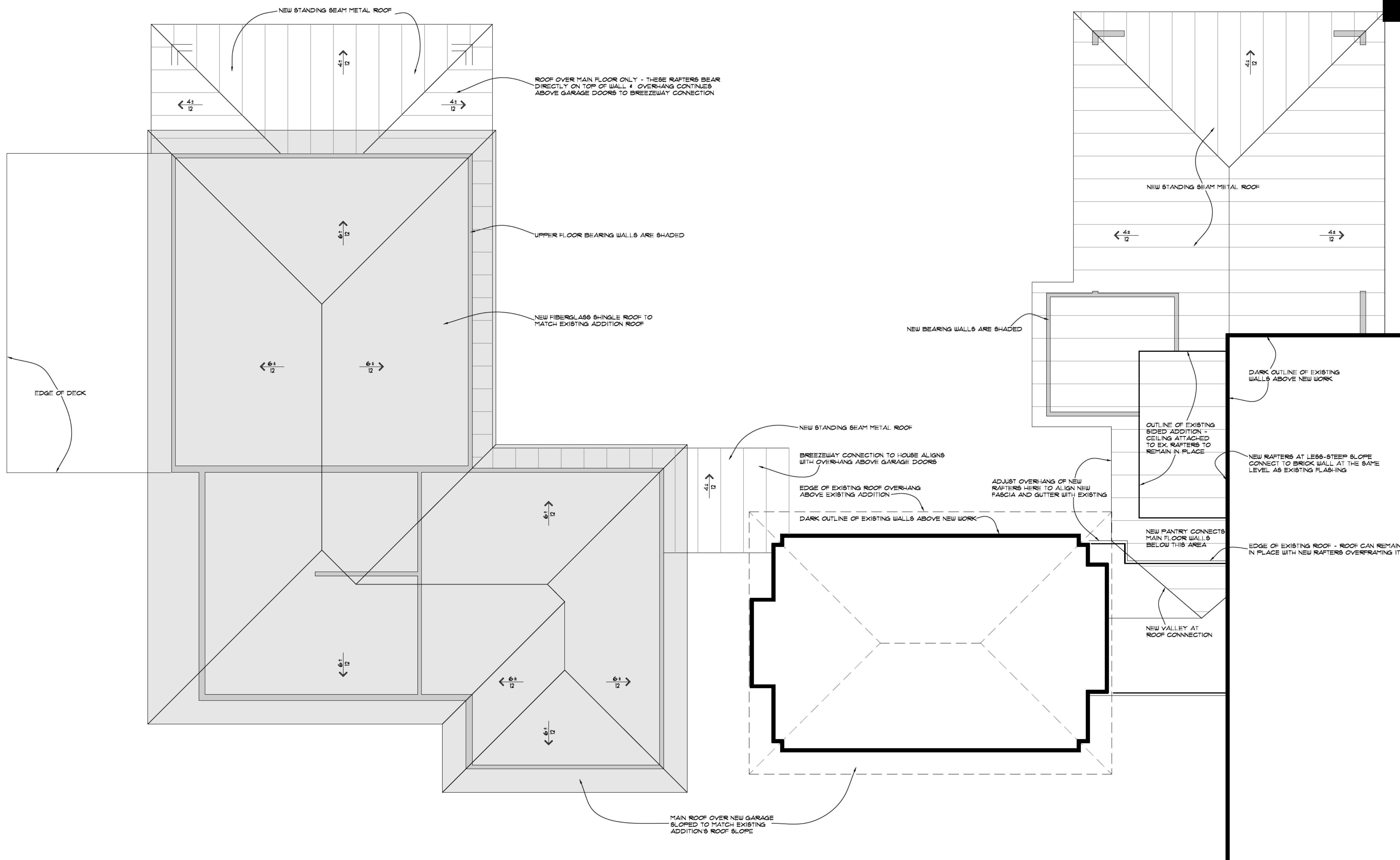
PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA

ROOF
PLAN

SHEET A-3

JULY 15, 2026





WEGMAN RESIDENCE
1146 LULLWATER ROAD

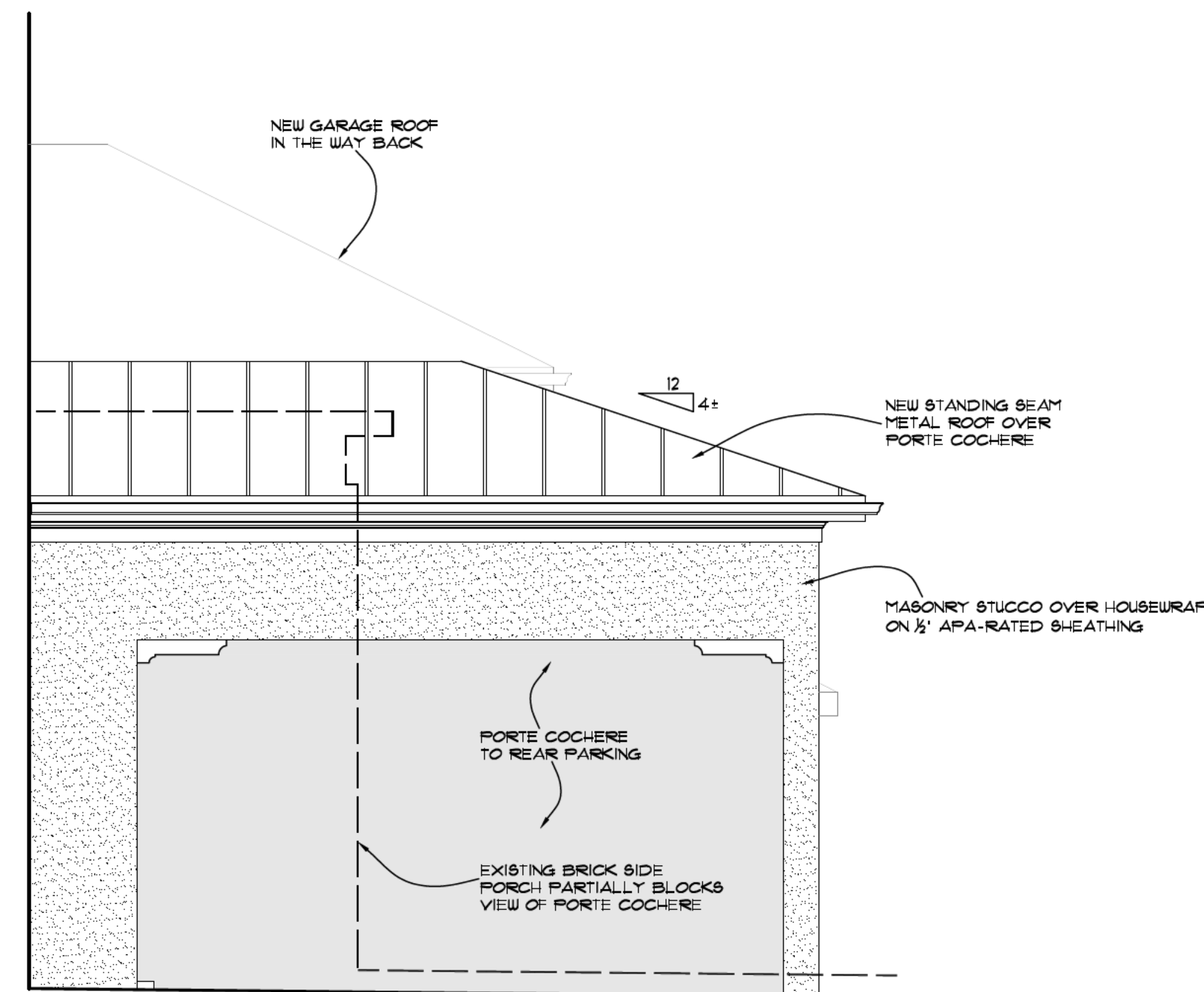
PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA

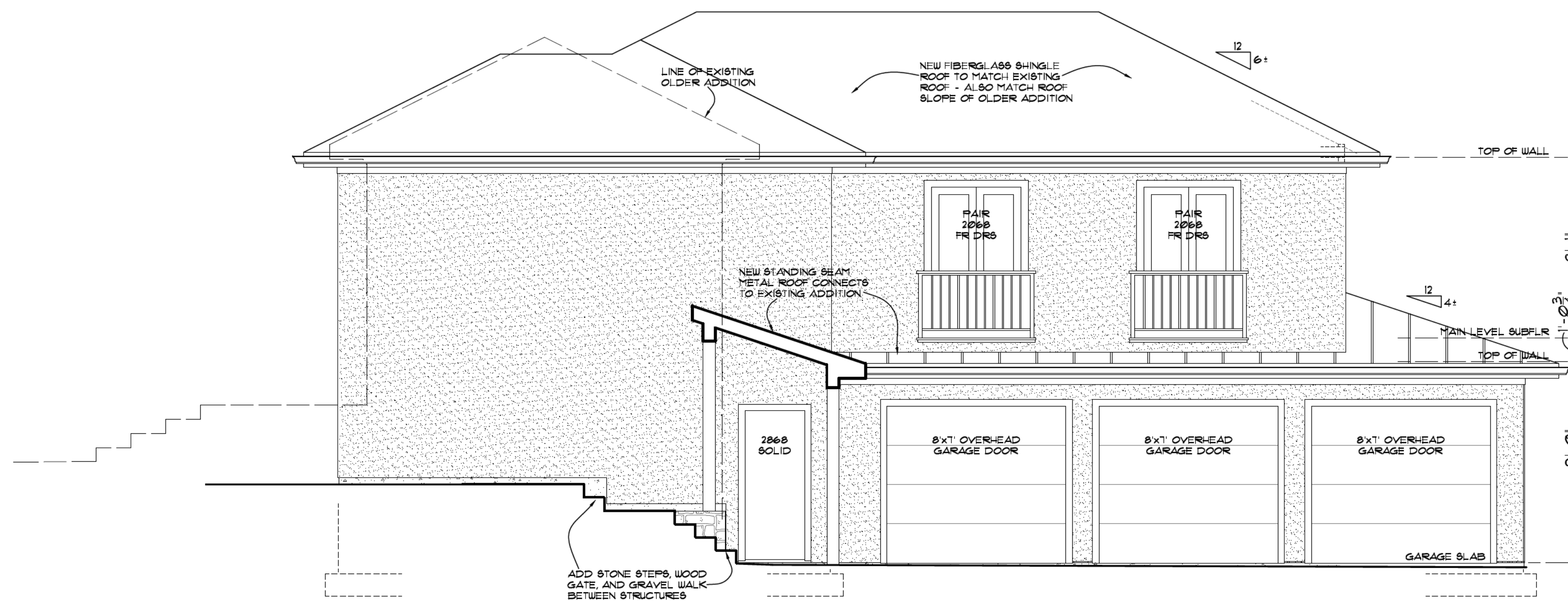
EXTERIOR
ELEVATIONS

SHEET A-4

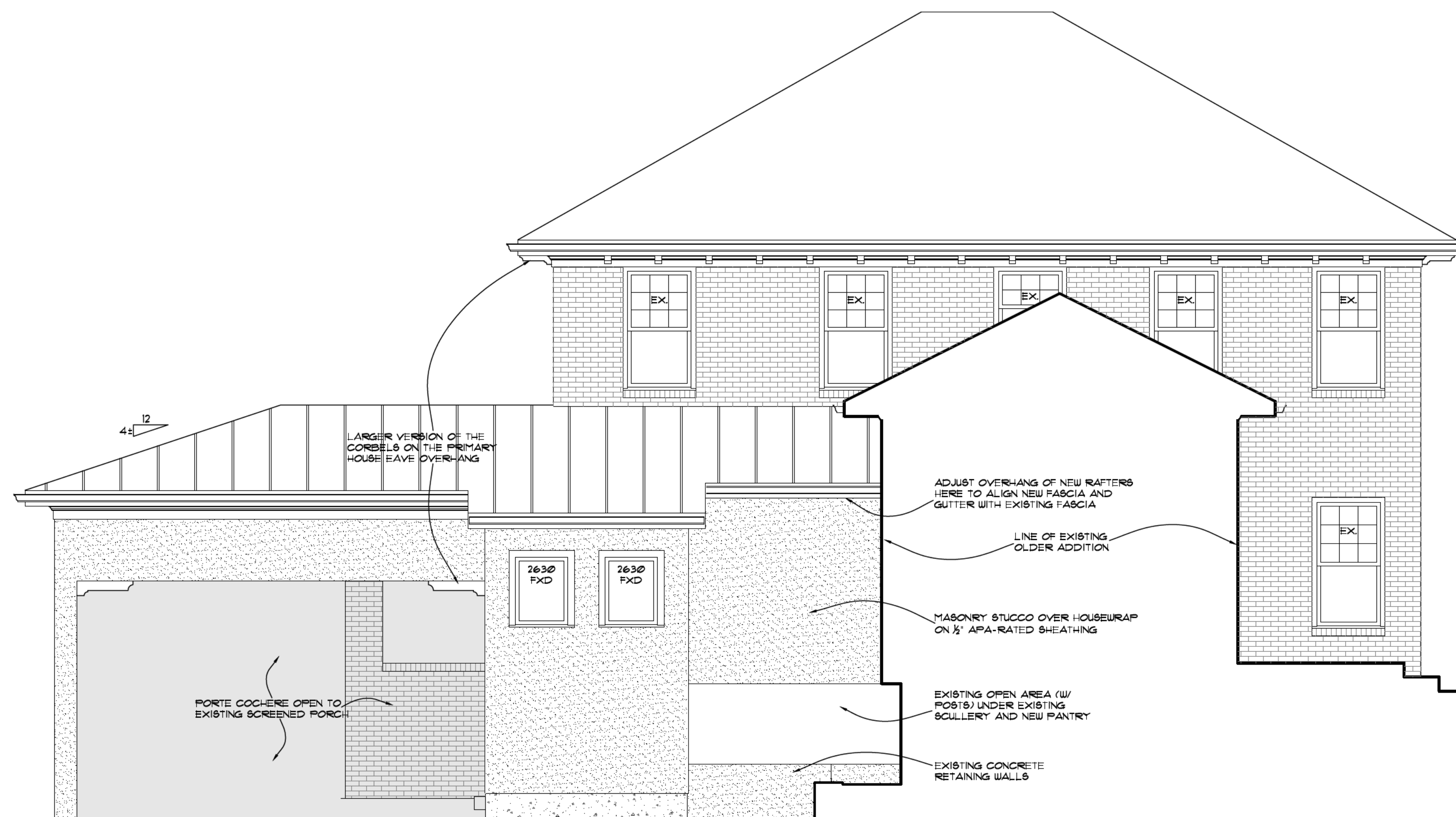
JULY 15, 2026



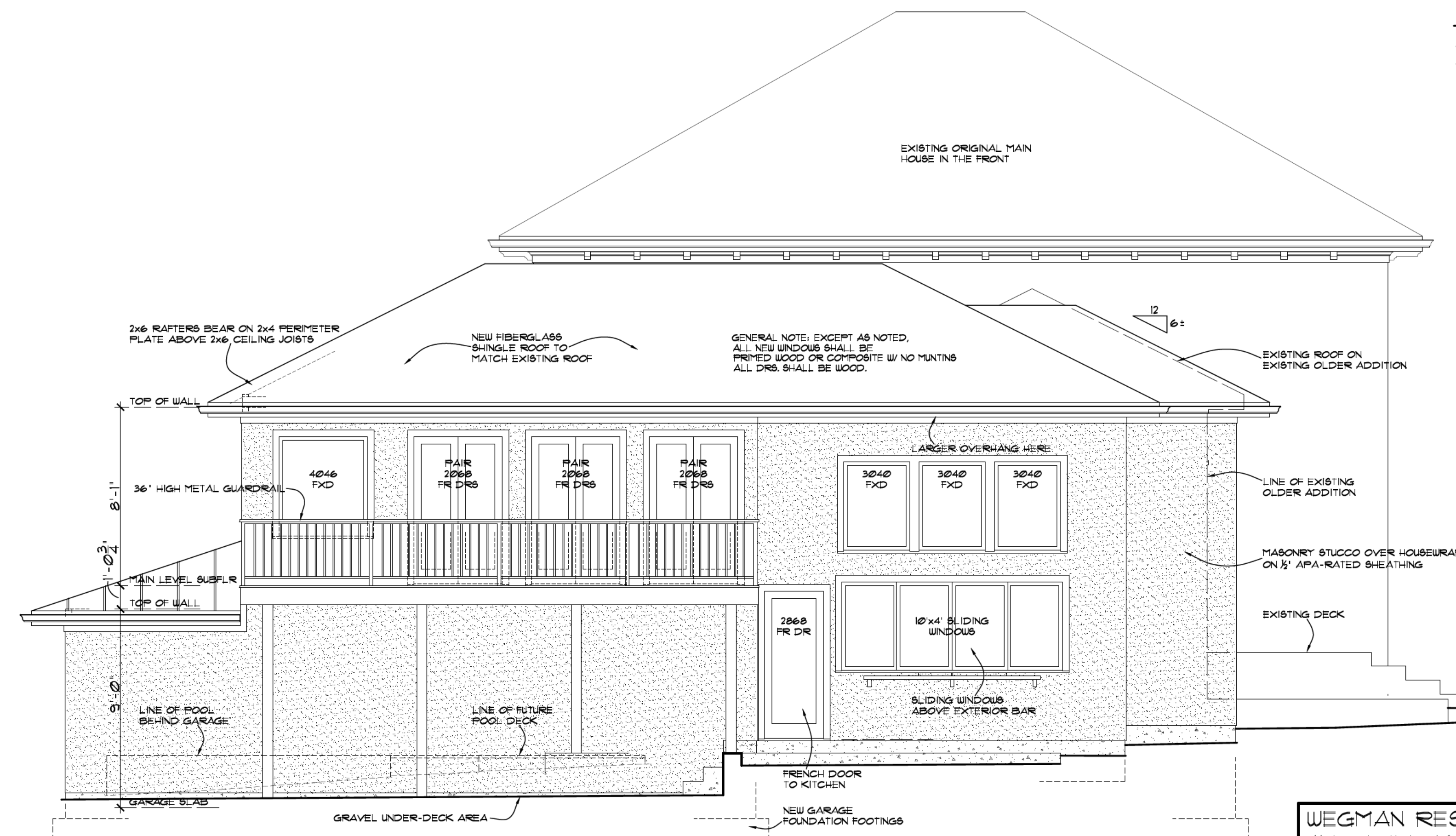
PROPOSED PORTE COCHERE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



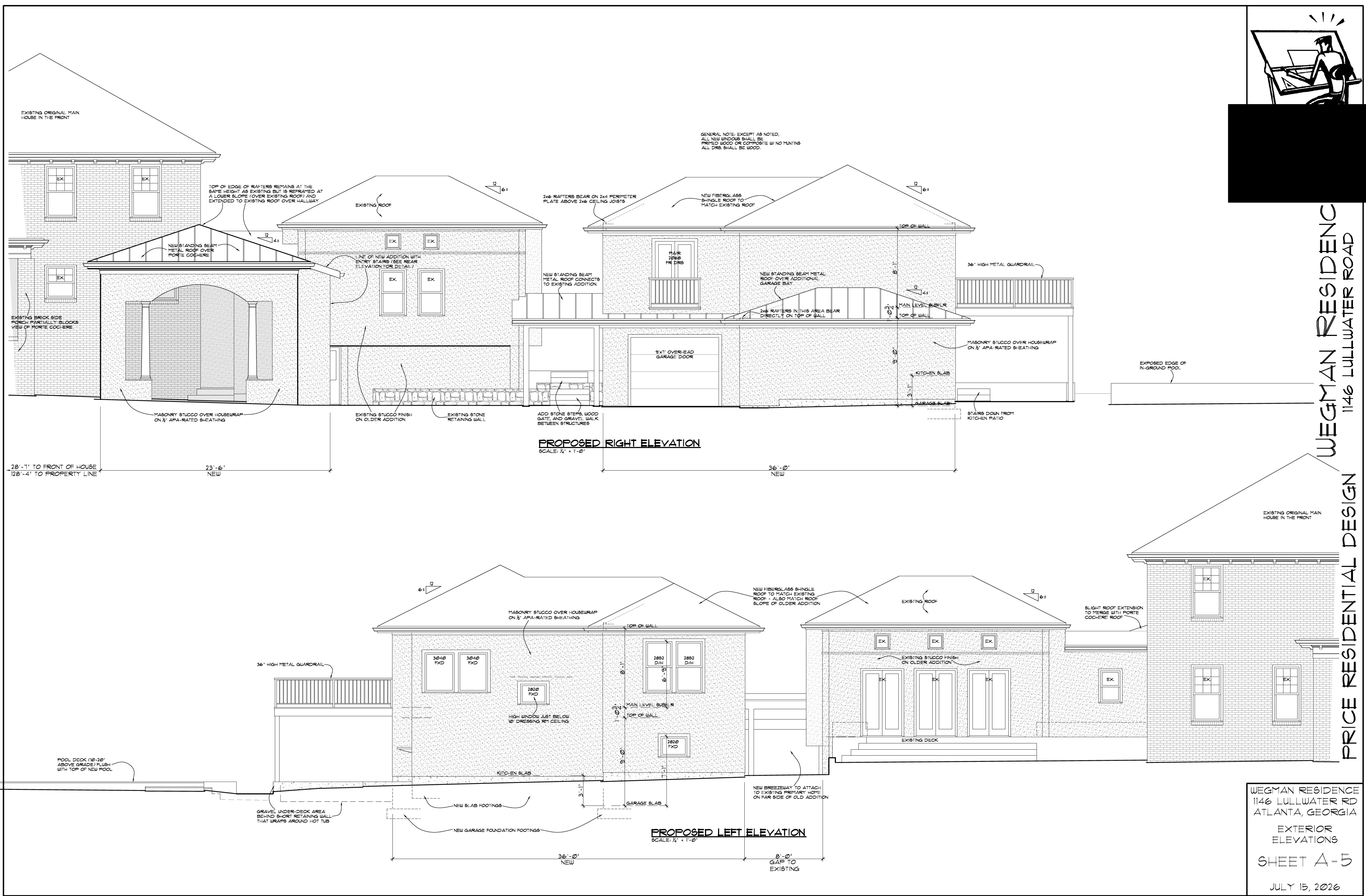
PROPOSED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



WEGMAN RESIDENCE
1146 LULLWATER ROAD
PRICE RESIDENTIAL DESIGN

WEGMAN RESIDENCE
1146 LULLWATER RD
ATLANTA, GEORGIA
EXTERIOR
ELEVATIONS
SHEET A-5
JULY 15, 2026

From:

[REDACTED] validated and may not match the person in the "From" field. **

Do you have any records or documentation for when the existing garage and rear addition were constructed?

Mr Wegman states that the previous owner had said 2004-2005, when they bought the house in 2020. That jibes with the tax commissioner records showing an "effective" build date of 2004. Also, just looking at it gives a pretty good idea that is the correct era.

What is the height of the proposed two-story addition from grade to roof ridge? The grade changes quite a bit from right to left but the garage slab is level with the lowest grade point, which is on the driveway. The driveway is at the exact same level as the existing driveway and garage. From that lowest point of the exterior grade to the highest point of the ridge, it is 24'-8". The garage slab is 7'-2" lower than the main house main floor level and the highest ridge is 11'-5" below the main house ridge.

What is the height of the proposed porte-cochere from grade to roof ridge? There is a slight slope but from the mid-point of that slope up to the ridge is 18'-2". That new ridge is 16" above the roof of the screened porch in front of it and 17.5' lower than the main house ridge.

Will the driveway be expanded or modified in any way? If so, how? The main floor plan, sheet A-2, shows a dashed line marked as "existing garage location" and that dashed line continues forward toward the new porte cochere. That portion of the line is the existing edge of the driveway and the new driveway will be expanded 6.25'+/- towards the north lot line in that area (stopping approx. a foot short of the lot line). The grade drops towards the lot line so that northern edge of the driveway will be 16"-18" out of the ground with a concrete curb for cars and to direct water to area drains, which the northern neighbor loves. Other than that the driveway is largely the same (it is at the same elevation) as the existing one, which was quite large. It is proposed to begin widening as it passes the rear corner of the existing side porch, to reach over to the new entry stairs under the porte cochere. We may begin the replacement of the concrete at the front edge of the side porch but that would be a simple replacement in the same location and width (until it begins to widen at the rear of the porch). The new driveway will be concrete, matching the existing concrete driveway in the front yard.

Is there an existing fence that will meet the health code requirements for pool fencing or will a new fence or portion of fencing need to be installed? The existing fence around the sides and rear does not meet the requirements so we will install a new fence. This was not addressed on the application but I have sent them a sketch and will get back to you asap after they approve it. It will be behind the new garage and fairly tight around the pool and pool deck itself. Wherever the exact location ends up, the rear of the garage is 225' from the street and the new fence will be blocked from view by the existing fence (which is the neighbor's fence). I'll get more info to you!

Thanks - Dave

On Tue, Aug 11, 2026 at 3:32 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

Our office is in the process of completing our staff reviews for the upcoming HPC meeting scheduled for Monday, August 17. Before finalizing our report on the application submitted for the property at, could you please provide information for the following questions?

1. Do you have any records or documentation for when the existing garage and rear addition were constructed?
2. What is the height of the proposed two-story addition from grade to roof ridge? What is the height of the proposed porte-cochere from grade to roof ridge?
3. Will the driveway be expanded or modified in any way? If so, how?
4. Is there an existing fence that will meet the health code requirements for pool fencing or will a new fence or portion of fencing need to be installed?

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 day tomorrow. 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

[Book time to meet with me](#)

