

Parkwood Historic District Design Guidelines

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Parkwood has been recognized in numerous statewide and county-wide community development and architectural studies. It was further recognized as a special place when the Decatur City Commission designated the Parkwood Local Historic District in July 2014. These designations indicate a strong interest from residents for the ongoing public recognition of the neighborhood's historical development and architectural character.

First illustrated in the Kirkwood Land Company's 1905 *Plan of Druid Hills*, the neighborhood was slow to develop until the 1940s through the 1960s when the subdivision's then-owner, Asa G. Candler, Inc., undertook a massive sales effort that led to the construction of many of the neighborhood's iconic ranch houses. By 1960, Parkwood had developed a distinct identity with the formation of a garden club and involvement in landscaping efforts to beautify its entrances and the gateway to the City of Decatur. The survey found an intact collection of mid-century residential houses.

The distinct identity given to Parkwood over fifty years ago has inspired this document. These illustrated guidelines are intended to clarify and provide guidance to property owners within the Parkwood Historic District in planning exterior changes to their properties or new construction. The guidelines also assist the City of Decatur's Historic Preservation Commission and Staff in reviewing the appropriateness of all proposed changes throughout the historic district. The guidelines attempt to balance the need to alter or add to a historic property while preserving the integrity of the Parkwood Historic District. It is the desire of the City of Decatur that this document will serve Parkwood well in to the years to come.



Acknowledgements

This project was initiated and guided by the Historic District Committee of the Parkwood Garden Club on behalf of current and future property owners of Parkwood. Throughout the course of Parkwood's inclusion into the City of Decatur, committee members and Garden Club leaders have provided continuous commitment to preserve Parkwood's special character. They have given direction and thoughtful input to achieve custom design guidelines that reflect a good balance of positive design solutions and preservation. Special recognition is given to the following individuals:

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Course of Action

Questions for the Homeowner. Determining the appropriate course of action depends upon the overall integrity, or how much historic exterior components remain of your home. The integrity should be taken into consideration before determining the best approach for alteration. While there is no hard-and-fast rule that can be stated, it is important that a deliberate, thoughtful process be employed in which the following questions are answered:

What are the significant characteristics of your home?

Character-defining features help define the architectural style and in some cases the subtype of a building. Most character-defining features are those aspects of the original design that are visible from the public right-of-way. When exterior character-defining features are retained, a building's architectural integrity is preserved.

The guidelines provide a side note of "Main Features" that help property owners distinguish significant characteristics of their home and district. The guidelines also indicate which features should be retained and preserved.

What are the characteristics of nearby historic homes?

Collectively they reflect the mid-century architectural movement, building practices, and societal trends.

If historic features have been removed from a home, such as the original windows or carport, referencing nearby historic homes of similar architectural style would be appropriate to consider for rehabilitation.

Characteristics of nearby historic homes should also inform the designs of infill construction during the early planning phases.

What is compatible with my home's architecture?

Each historic home in Parkwood is unique, though they share common characteristics.

Alterations, when appropriate, should reflect the individual style of the home. Likewise, designing new additions to be subordinate to historic features creates a balance of new and old. Successful additions combine contemporary design with sensitivity to the historic character-defining features.

Opportunely, mid-century residential plan books are readily available. They can provide a source of inspiration and enjoyment.





Course of Action

General Recommendations. The Parkwood Historic District Design Guidelines are based on general recommendations that apply to rehabilitation. Rehabilitation acknowledges the need to alter a historic property to meet continuing or changing uses while retaining the property's historic character.

Designing new features to be subordinate to historic features creates a balance of new and old, allowing features to be seen as products of their own time, yet be compatible with remaining historic elements of the facade. The most successful alterations combine contemporary design with sensitivity to the home's original architectural style and historic components.

Preserve

Preserve the home's original historic style, form, materials, proportions, and configuration when it is intact. Distinguish between historic materials and inappropriate past interventions. Do not remove, obscure, or damage historic character-defining features.

Repair

Repair historic features that are damaged based on adequate evidence using identical or similar materials that convey the same form, design, and overall visual appearance as the historic feature in terms of details, finish, and color. Repair is preferred over replacement.

Replace

When repair is not possible, replacement of the original design based on historic documentation or physical evidence is preferred. If evidence is missing, consider a simplified interpretation of historic elements. Also, consider the retention of previously-installed compatible alterations.



Glossary to Architectural Styles



American Small House



Colonial Revival



Plain (no style)



Contemporary



Split-Level



Polynesian



Glossary to Architectural Terms

awning - a light weight covering that projects from a wall over a window or door.

awning window - a window either top-hinged or pivoted at the top that opens outward at the bottom .

board and batten siding - siding consisting of panels with battens applied over the vertical joints between them.

butterfly roof - an inverted gable roof.

cantilever - a structural element supported at only one end and projecting well beyond the supporting column, wall or beam.

carport - a roofed shelter for an automobile open on two or more sides.

casement window - a window with side-hinged sashes that open inward or outward.

clerestory window - a window in the upper portion of a wall or tall space.

flash range brick - courses or patterns of multicolored brick veneer.

jalousie window - a window sash or framed opening containing narrow, overlapping, pivoting glass slats.

picture window - a non-operable large window often placed to provide an attractive exterior view, usually without muntins.

porch - a roofed, generally open-sided platform attached to a building, usually in front of a doorway, having columns or supports, and railings.

precast concrete units - masonry units made of concrete, sometimes reinforced, generally cast in molds unlike poured-in-place concrete.

Roman brick - a long, thin brick usually 12 inches long by 4 inches deep by 2 inches high; emphasizes horizontality.

sash - a frame in a window that is separate from the window frame; constructed of stiles and rails into which glass is installed; fixed or operable.

simulated stone masonry - cladding material simulating masonry construction attached as a veneer over existing masonry or framing; popular brands were PermaStone™ Rostone™ and Formstone™ .

window wall - a non-bearing wall composed primarily of windows.

wing wall - a building wall that extends beyond the building itself, sometimes serving as a support or retaining wall, or partial enclosure of a courtyard.





Visual Guide to a Ranch Home

The Parkwood neighborhood is home to American Small Houses, compact Ranches, L-shaped Ranches, linear Ranches, and Split-Levels Houses, constructed between 1943 and 1957. While each type have distinctive features and details, they share common architectural features.

- Low-pitched roof
- Slab chimney
- Integrated carport or enclosed garage
- Projecting eaves
- Long and low profile, usually one story, integrates home to site



Main entry recessed under primary roof or accented by small porch and stoop

Emphasis on front lawns, foundation plantings and mature trees

Variety of window types



Glossary to Ranch Subtypes



Compact Ranch is rectangular in elevation, but nearly square form with a length-to-width ratio of less than 2:1; may have side porch or carport extension.



Rambler Ranch has at least three setbacks and offsets; complex roof; some are telescoped while others compressed.



Half-courtyard Ranch has a L-shaped form of living spaces



Courtyard Ranch has two wings that embrace a courtyard; wings may be truncated to suggest a courtyard.



Linear Ranch has a rectangular length-to-width ratio of 2:1. Small recesses or projections may occur but the overall effect is a simple, long form.



Linear-with-Clusters is a Linear Ranch with a cluster of rooms at one end, giving it a truncated "L" or "T" shape.



Site Design

Landscape and setting are important components of mid-century neighborhoods. There was a conscientious effort among mid-century designs to integrate houses to their individual site without excessive changes to topography or mature vegetation. Equally important was an emphasis on open front yards, integrated driveways, and foundation plantings. Additional landscaping and architectural screens provided privacy in the side and rear yards.

Main Features

- Driveways are a component of setting
- Front yards are open lawns
- Foundation plantings and masonry planters are prevalent
- Mature trees are integrated into landscape design

Fence and Wall Guidelines.

1. Historic screen walls visible from the public right-of-way should be preserved.
2. New fences and walls may be used to define a side and rear yards. New fences and walls are permitted behind the front building line.
3. New fences should be constructed of metal chain link, metal picket, wood picket, or wood post-and-rail.
4. New walls should be constructed of wood or natural stone, brick, or CMU faced with stucco.

Retaining Wall Guidelines.

1. New retaining walls are permitted adjacent to the public right-of-way or where site features cannot be integrated into existing topography; terraced front lawns are an inappropriate site design.
2. When visible from the public right-of-way, retaining wall materials should be of natural stone, brick, landscaping block, CMU faced with a skim coat, or reinforced poured concrete.
3. Wood, railroad ties and unfaced CMU are not permitted materials for retaining walls visible from public right-of-way.
4. Retaining walls adjacent to the house are appropriate when planters are incorporated in the design and materials match that of the house.



Site Design, cont'd

Driveway Guidelines.

1. The historic configuration and width of driveways should be preserved.
2. New driveways should avoid removal of mature landscaping and should integrate the existing topography without excessive grading.
3. The length of driveways should be a single-car width; wider portions are permitted for reverse maneuverability and double-car garages/carports although a zoning variance may be required.
4. New driveways should align with the carport or garage, or extend to the side or rear yard.
5. Appropriate driveway materials are poured concrete, or concrete edged with masonry; asphalt is not a permitted paving material.
6. The use of paving for patios and terraces in the front yard adjacent to the house is appropriate, however it should be a separate design feature from the driveway.

Landscaping and Tree Guidelines.

1. Retain and preserve healthy mature trees and landscape features that contribute to the overall historic character of Parkwood Historic District. All trees are subject to the Decatur Tree Canopy Conservation Ordinance.
2. Mature trees measuring 12 inches in diameter or greater should not be removed unless determined diseased or hazardous.
3. It is inappropriate to alter the topography of a site substantially through grading, filling or excavating, except to correct drainage problems.
4. Open grass lawns in the front yards are of importance to the character of the Parkwood Historic District and encouraged.
5. Foundation plantings of small to medium growth vegetation should be maintained and encouraged.



Roofs



Gable



Hip



Flat



Shed



Polynesian/Asian

Image Source: Inspection Depot, Inc.

Main Features

- Low- to moderate-pitch hipped roofs, or side-gabled, are most common.
- Multiple gables or multiple hips occur on linear ranches
- Cross-gable or cross-hip roof forms occur on cluster ranches and the American Small House
- Flat roof, shed roof and Polynesian-influenced forms exist but are uncommon
- Overhangs are closed as in the American Small House or open in ranch types

Roof shapes vary greatly among mid-century houses. Because of so many variations, the mid-century house is not identified by its roof shape alone. The universal feature though is a long, low roof profile. A typical mid-century roof pitch ranges from 25° (approx. 5-over-12 slope) to 32° (approx. 7.5-over-12 slope). The ranch roof shape helps inform the architectural style of house, too. For example, a side-gabled roof shape is usually used in Colonial Revival styles, and front-gable roof shapes with clerestory windows are found on Contemporary ranch houses. Roof beams may extend from the gable, which may indicate Spanish Colonial, Contemporary, or Eichler-inspired styles. The roof, therefore, is a character-defining feature.

Roof Guidelines.

1. The historic roof shape, roof pitch and height should be preserved.
2. The historic eave depth (overhang) and its features should also be preserved.
3. Architectural roof features should not be applied if it did not exist historically.
4. Asphalt or fiberglass shingles are appropriate roof replacement materials; cedar shingles and terra-cotta tiles may be used where appropriate for the architectural style.
5. Rolled or membrane roofing is permitted on flat roofs less than 3:12 roof pitch.
6. Fiberglass panels or standing-seam metal are permitted on roof surfaces not visible from public rights-of way.
7. Skylights are not permitted when visible from the public right-of-way; skylights, when permitted, should have a flat profile (not "bubble").



Chimneys

Designers of mid-century houses elevated common house elements like chimneys to the status of design centerpieces. Traditional chimneys were still favored, however the chimney grew in size and stature. Massive chimneys sometimes created a wing wall partially dividing the roof surface and projecting from the front facade. The name “slab” chimney was coined to describe the contemporary form popular among ranch houses. Whether the chimney is a traditional stack or a slab, it is always faced in masonry. Chimneys and their associated fireplaces were an important feature of mid-century floor plans and exteriors.

Main Features

- Chimneys are a prevalent design feature
- Short, wide chimneys, known as “slab” chimneys, on the front facade are common
- A traditional stack chimney is most common on American Small houses and Colonial Revival ranches
- Chimneys are constructed of or faced with masonry
- Chimneys caps have a low, flat profile

Chimney Guidelines.

1. The design, dimensions and height of original chimneys should be maintained and preserved in accordance with the guidelines outlined in the Exterior Masonry section.
2. New chimneys should be constructed of or faced with stone or brick; wood or similar siding materials are not permitted.
3. If chimneys are to be capped, the cap should be flat in its design; appropriate materials are stone, substitute stone, or concrete caps, as well as flat sheet metal caps.





Siding and Exterior Finishes



Brick



Flash range brick



Concrete masonry unit



Man-made stone veneer



Granite

Main Features

- Red brick is the predominant exterior material
- Flash range (multi-color) brick or staggered projecting bricks are variations to add visual interest and texture
- Accent materials used to contrast with the brick are ashlar, fieldstone, granite, permastone veneers
- Accent materials are found on chimneys, door and window surrounds, planters, skirt walls, and wing walls

Finished exterior walls on mid-century houses are as much about economical choices of the era as was the regional tastes. Exterior finishes were meant to be contemporary, smart looking and charming, and yet southeastern houses were informed by traditional materials, too. Therefore, red brick was the predominant material for Georgia, especially in Parkwood. Variations in brick color or accent stonework, and even the use of CMU, is seen in the historic district.

Exterior Masonry Guidelines.

1. Original masonry should be preserved and maintained; avoid harsh cleaning and sandblasting.
2. Original masonry should not be covered or replaced with other materials.
3. It is inappropriate to apply waterproof coatings or paint unpainted masonry surfaces that were not painted historically.
4. New walls should be constructed of or predominantly faced with natural stone, brick, or CMU.
5. Additional accent materials or ornamentation should not be applied if it did not exist historically.



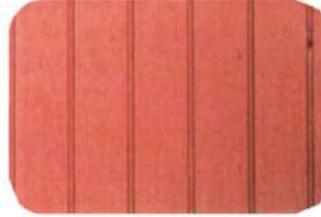
Siding and Exterior Finishes



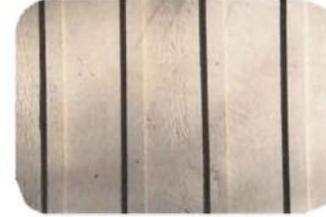
Siding with brick skirt wall



Weatherboard



Vertical board



Board-and-Batten



Cedar shakes

Main Features

- Wooden siding materials, if used, are a secondary material to masonry
- Vertical board or horizontal weatherboard is common, often with a brick skirt wall or within gables
- Board-and-batten siding exists in use with Polynesian-inspired style
- Even more rare, but exists in the district, is the use of stained or painted wood shingles, used with a Contemporary ranch house

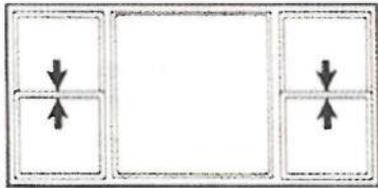
Siding choices among mid-century styles were vast, employing not just a couple of finishes but several different ones depending on the architectural style. Red brick is the predominant material in Parkwood, but some houses exhibit a combination of masonry and siding. It was common to use siding on dormers or rear additions. A handful of historic houses utilize siding as the predominant exterior material, though primarily to reinforce the architectural style.

Exterior Siding Guidelines.

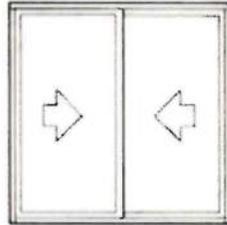
1. Original wood siding and shakes should be preserved and maintained.
2. Original siding should not be covered or replaced unless damaged; conversely, the removal of non-historic siding is highly encouraged, but not required.
3. If necessary, replacement siding should match the reveal or lap, width, thickness, profile, texture and placement of the original material.
4. Additional accent materials or ornamentation should not be applied if it did not exist historically.



Windows and Doors



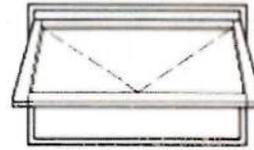
Picture window flanked by double-hung windows



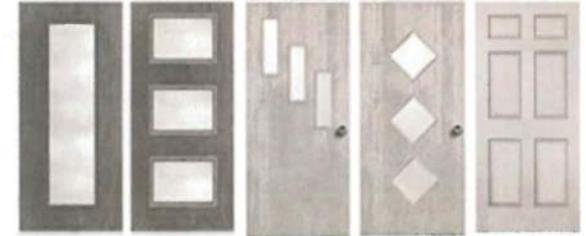
Slider



Jalousie



Awning



Examples of exterior front doors

Main Features

- A picture window is often located on the front facade
- Windows are arranged in horizontal ribbons or in a traditional arrangement
- Multi-pane sash or casement windows are most common
- Windows of different materials generally do not occur on the same structure
- Doors are solid panels, paneled with small upper lights, or contemporary variations

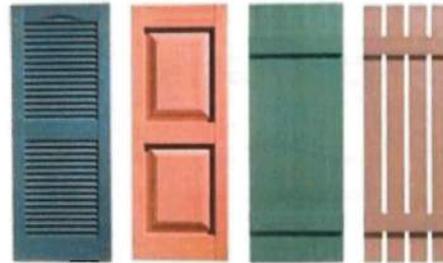
Variety is a one-word summary to describe the window types and door styles of mid-century houses. Windows were framed in wood, steel and aluminum; and they incorporated the full range of operability from double-hung windows to louvered (jalousie) windows to glass block. Grille (muntin) patterns, if used, reflected the traditional or contemporary styles of the house. Doors were equally variable and complimented the architectural style of the house.

Window and Door Guidelines.

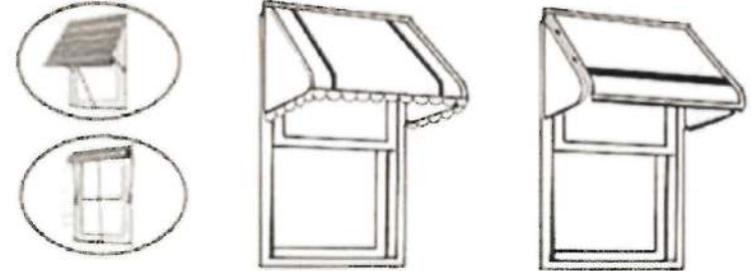
1. The location, arrangement, size and proportions of original window and door openings should be maintained. Removal of original openings on the front facade are not permitted.
2. New window and door openings should be located on secondary facades and when visible from a public right-of-way be compatible with the original arrangement and style.
3. Window replacements should match the operability, material, grille pattern, dimensions, and profile of the original windows as closely as possible. Grilles should be true-divided lites (TDL) or simulated-divided-lites (SDL); removable grilles or grilles-between-the-glass are not permitted.
4. Wood, wood-composite, aluminum, aluminum-clad, steel, and fiberglass are permitted window materials; vinyl is not permitted.
5. Door replacements should either match the original door or be compatible with the architectural style and period of the house.



Shutters and Awnings



Examples of shutter styles



Examples of operable and inoperable awnings

Main Features

- Shutters are common on American Small Houses, Split-Levels, Colonial Revival ranches, Plain ranches, and Rustic ranches
- Shutters are decorative and do not operate to cover windows
- Shutters are not used when decorative masonry is present
- Awnings are common on American Small Houses or other styles with little overhang
- Awnings are historically metal or fabric

Windows were often ornamented with shutters and awnings, if masonry accents weren't a part of the design. Shutters were purely decorative to enhance the primary facade of mid-century architectural styles. Awnings over doors and windows were commonplace on the American Small House as this architectural style had little to no roof overhang to shield the sunny and rainy weather of the South.

Shutter and Awning Guidelines.

1. Original shutters should be maintained; maintenance of original awnings is encouraged.
2. New installation or replacement of shutters, when visible from the public right-of-way, should be compatible with the architectural style and fit the height of the window opening.
3. New shutters should not obscure significant architectural detail.
4. Shutters may be wood, wood-composite, or fiberglass; vinyl is not permitted.
5. New installation or replacement of awnings, when visible from the public right-of-way, should be compatible with the architectural style and fit the width of the opening.
6. New awnings should not obscure significant architectural detail or require removal of historic materials.



Porches

Porches and entry porticos are important architectural design elements; even the absence of porches are a design statement of some architectural types. Mid-century porches of the South embraced the slab-on-grade form, narrow metal supports and thin columns to provide unobstructed views and access to the exterior. Stoops were often designed as small terraces or incorporated planters. Poured concrete was the material of choice, but it was also common to carryover accent masonry to the porch floor and steps. These small details on American Small Houses and Ranches defined the entry and enhance even the simplest of designs.

Main Features

- Porches and entry porticos are common design elements
- Side porches in Georgia were often times screened
- Breezeways between carports and the house were treated like porches and usually enclosed with screen or louvers
- Porches are generally recessed under the primary roof of the main facade
- Wrought iron porch supports of ivy design or geometric shapes are common
- Balustraded porches are uncommon

Porch Guidelines.

1. The historic design elements of original porches, including pergolas, roof design, railings and supports, should be maintained and preserved.
2. The addition of new porches or the expansion of original porches, when visible from the public right-of-way are not permitted.
3. Front and side porches, including breezeways, may be enclosed with screen or glass provided the original features are not removed or obscured, and any new framing does not substantially alter the original design.
4. Replacement of supports or columns should match the original or be compatible with the architectural style. Wood columns, aluminum, wrought or cast iron supports are generally appropriate for front porches.



Garages and Carports

“**Carporch**” may be one more term given to the attached structure for America’s favorite accessory in the mid-century era: the automobile. Car culture advanced the mobility of American society and the design of modern houses. No more were garages tucked away and separate from the primary structure, but integrated easily into daily life. If a family couldn’t afford to house their vehicle, designs advertised adding a garage or carport at a later time to enhance the low and long appearance of their ranch. Publications also suggested converting the attached garage to more living space or storage for growing families.

Main Features

- Carports, when present, are open, one-sided, and attached to the side of the house
- Carports may be hidden with a brick or wood screen wall
- Garages are attached to the house on the end of the building
- Garages and carports may be under an extended roof form of the primary house or as an attached roof form
- Where topography allows, garages are also tucked under the main living level
- Garages and carports enhanced the long and low appearance

Garage and Carport Guidelines.

1. Retain and preserve the garage, shed, carport, or other similar outbuildings original to the property, including their historic character defining features.
2. Enclosure of a garage or carport is permitted, provided the distinguishing features are not removed or obscured, and the enclosure meets applicable window, door, and siding guidelines.
3. Locate new garages or carports in keeping with the historic pattern in terms of the subject building’s architectural style and subtype, its relationship to the primary structure, orientation, and setback.
4. It is appropriate to locate new garages and carports on American Small House styles detached to the rear of the house.
5. New garages and carports on Ranch styles may be detached, or attached to the side facade or with a shallow projection forward of the front facade where appropriate to the subtype.
6. New garages and carports should not exceed two bays.
7. Roof forms of new garages and carports should be compatible with the primary building’s roof shape and pitch.



Utilities and Mechanical Systems

House systems from the mid-century decades were easily accommodated into the house design and floor plans. Although modern for their time, new systems and technology have replaced some of these older systems. The desire to retrofit new utilities and mechanical systems is desirable for today's comfort. Outside units or equipment, such as condensers, ventilators, trash/recycling collectors, satellite dishes, large antennas, venting or ducting pipes can collectively diminish the historic character of the building, site and district when these features overwhelm the setting.

Utilities and Mechanical Systems Guidelines.

1. New mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes and fuel tanks should be located inconspicuously on a side or rear elevation.
2. Ventilators, antennas, satellite dishes, or mechanical equipment on roof surfaces should not be visible from the immediate public view; location on front roof surfaces is not permitted.
3. When placed at ground level, the system should be shielded from being visible from the public right-of-way; decorative screens or fencing are encouraged, as well as vegetation.
4. Trash and recycling collectors should be screened from the public view.
5. Window A/C units should be located on side or rear facades.



Sustainability and Emerging Technology

“The greenest building is the one already built” is an expression that refers to embodied energy, which is the energy required to extract, process, manufacture, transport and install building materials. Retention of building materials conserves the energy embodied in them and is a logical approach to sustainability. The Decatur HPC understands the importance of environmental sustainability and is dedicated to the utilization of historic preservation, which is inherently sustainable, as a sound planning tool. In addition to conservation, the introduction of renewable energy technology is successful when their impact on the historic character of the building and the district is kept in mind.

Main Features

- Parkwood’s development incorporated mature trees, providing shade for houses and sidewalks
- Projecting eaves and awnings reduced interior heat gain
- Window size and placement captured daylight, while operable windows controlled ventilation

Sustainability and Emerging Technology Guidelines.

1. Retain and preserve the inherent energy conserving features of historic buildings and their sites, including shade trees, porches, overhangs, awnings, and beneficial window types.
2. When installing storm windows, use windows that are full length or have dividers that align with the existing sash, and have a narrow profile that do not obscure or damage the existing sash and frame.
3. Solar energy devices and wind turbines are not permitted in the front yard, but should be located as inconspicuously as possible from public right-of-way view while still allowing reasonable use.
4. Solar energy devices on roof surfaces are permitted when mounted flush with the roof slope and blends with the color of the roof surface; roof-mounted solar devices should not extend beyond any roof ridge or eave.
5. Solar energy devices on roof surfaces facing the public right-of-way may be considered only when no other option is possible and there is no detrimental impact to the integrity of the structure and historic district.
6. Trees should not be removed, nor severely pruned, to provide adequate solar or wind exposure but should be taken into account when siting collector location and orientation to allow for reasonable efficiency.



Additions

Additions to residential buildings may be necessary to accommodate changing needs and lifestyles. Many mid-century residential plan books offered variations on house designs to allow future additions, once again proving versatility as a component of modern living. When making an alteration to a historic building the challenge is to balance individual property owner's need with the district's intent to maintain architectural integrity.

Main Features

- Despite the variation in architectural detail, Parkwood's houses share an essential horizontality in form and massing

- One story Ranches or one-and-one-half story American Small Houses

- Horizontal emphasis, often "rambling" the width of the lot

Addition Guidelines.

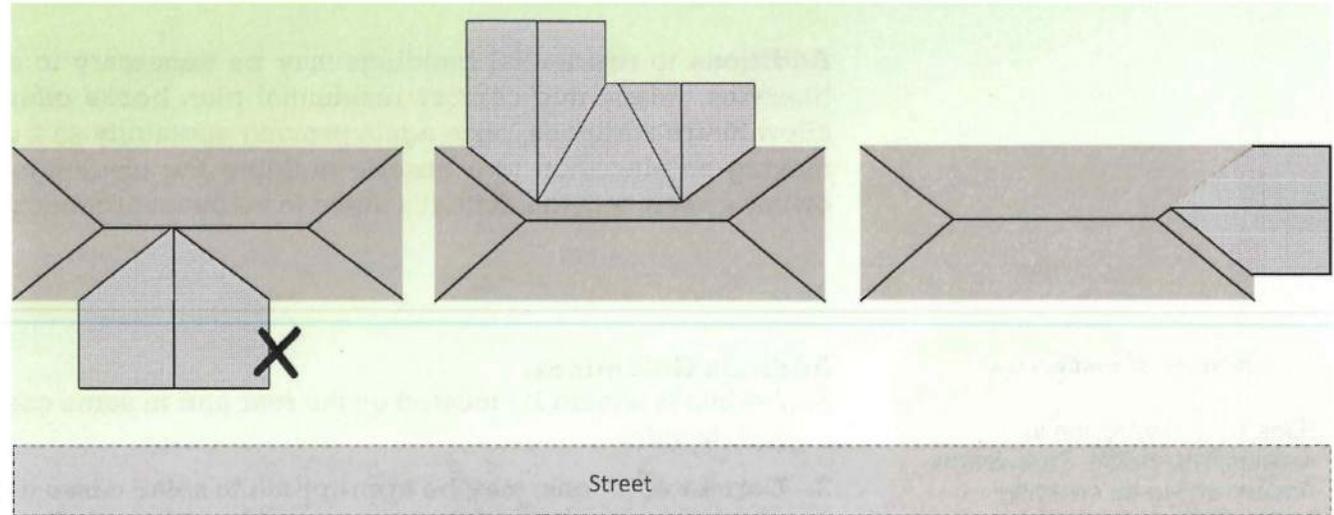
1. Additions should be located on the rear and in some cases, if they are compatible, on the side facade.
2. Dormer additions, may be appropriate in some cases if they are compatible with the architectural style and do not detract from the overall massing of the facade; otherwise new dormers should be located on the rear.
3. Second story additions are not permitted when the addition is to be taller than the original roof peak.
4. Attach additions in such a way that loss of the historic material or character-defining details is minimized.
5. Reduce the visual impact of an addition on a historic building by limiting its scale and size.
6. Design additions to be compatible with the existing massing, roof form and pitch, yet discernable from the original form to avoid the creation of a false sense of history.
7. Windows in additions should be similar to those in the original building in their proportions, spacing and materials.
8. Select exterior surface siding and details that are compatible with the existing building in material, texture, and character.



Additions, cont'd

Additions are not permitted on the front. Additions should be located on the rear set-in from the rear corners.

Side additions may be accommodated for accessory features such as a side porch, garage, or carport that is distinguishable from and subordinate to the original structure.



Additions should not increase the original height or roof pitch of a historic house. A 2nd story or "pop-up" are inappropriate additions to ranches as they no longer convey the significant long and low character.

Dormers are inappropriate features on a ranch, but may be appropriate on American Small Houses with steeper roof pitches that readily accommodate them.





Planning to Build?



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Infill Construction

New houses in the Parkwood Historic District will be an infrequent occurrence, nonetheless it is important that infill construction maintain continuity with Parkwood's historic houses. While it is unnecessary to follow vintage residential plan books, new construction should blend into the streetscape and be congruous with the architectural language already laid out. Because of the variability of site conditions within the district, siting decisions must relate to the immediate context of the proposed house. A wider range of context, within the Parkwood Historic District, may be used for architectural design decisions.

Main Features

- Siting and orientation of house is longwise on the lot
- Ground-hugging form of house integrates house to site
- Where topography allows, the Ranch may have partially exposed lower level used as garage or living space
- Low and long proportions
- Simple massing and footprint
- Variety of windows are consistently used among architectural styles
- Masonry materials are predominant

Infill Construction Guidelines.

1. Match historic patterns of orientation and setback of adjacent historic houses.
2. Minimize grading changes to maintain original streetscape terrain and incorporate significant site features, including mature trees.
3. Overall height, foundation height, and floor-to-ceiling heights should be compatible with adjacent structures; slab on grade construction is appropriate for the District.
4. Match the scale, massing, footprint, and proportion of historic houses within the District.
5. Follow historic architectural styles traditionally found within the District.
6. Match the roof form and pitch of historic houses within the District and be appropriate to the chosen architectural style.
7. Window and door openings for new primary structures should be compatible in placement, spacing, proportion, size, scale, profile and lite pattern with historic windows within the District.
8. Introduce features such as an entry portico or recessed entry, chimney, breezeway, side porch, carport, and other architectural details as appropriate to the style.
9. Select materials and finishes that are typically found in the neighborhood or that are compatible in composition, texture, pattern, detail and color to historic materials found in the District.



Planning to Build?

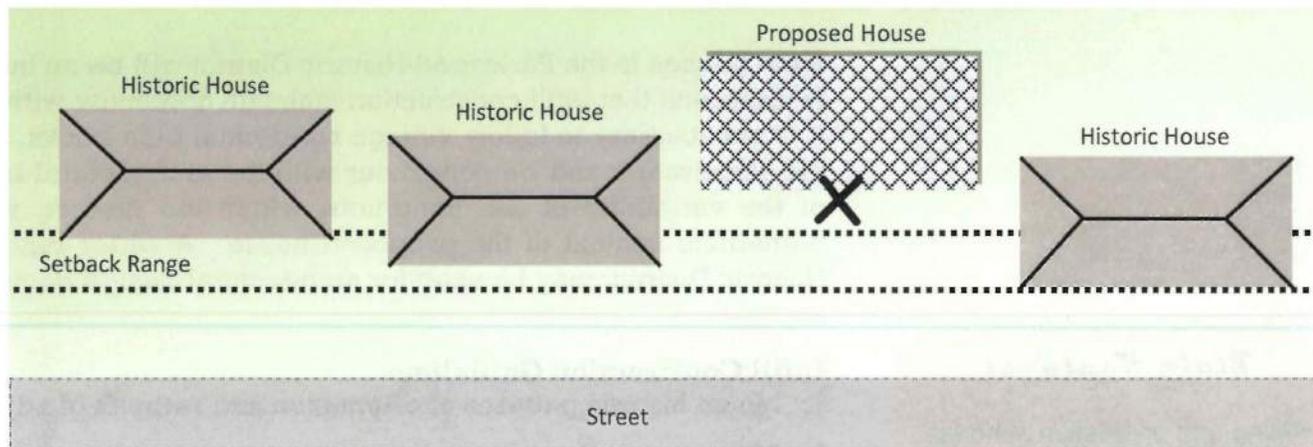


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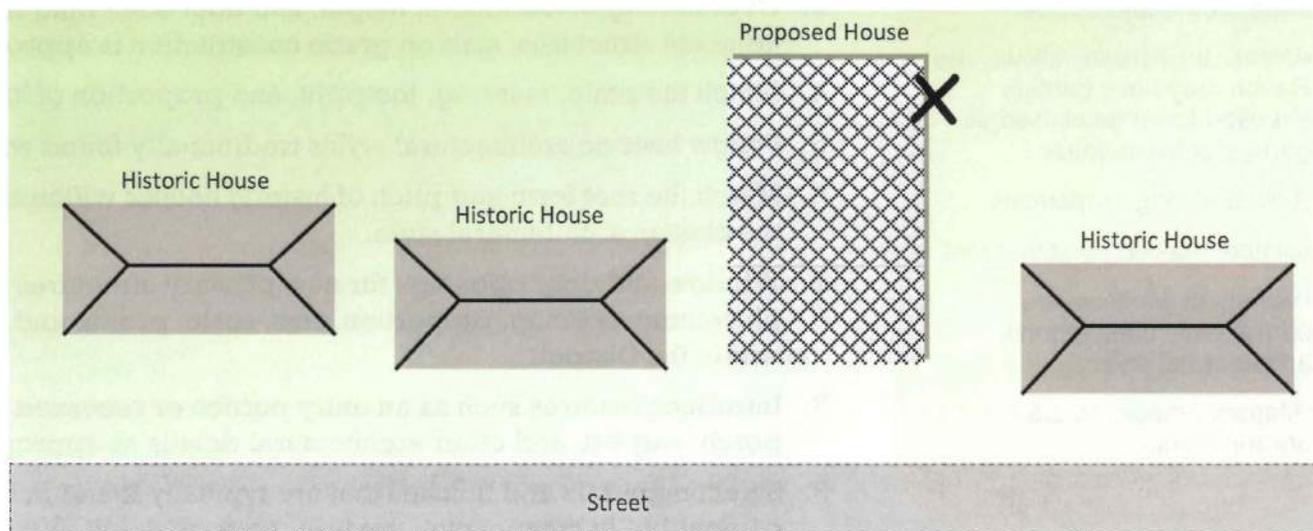
Garlinghouse HOME PLAN BOOKS

Infill Construction, cont'd

This proposed primary structure is not within the range of **setback** patterns established by adjacent historic houses. Infill construction should reinforce the existing facade-line along the street.



This proposed primary structure does not match the **footprint** or **orientation** established by adjacent historic houses. The overall footprint is too large. The orientation does not favor the street.





Planning to Build?

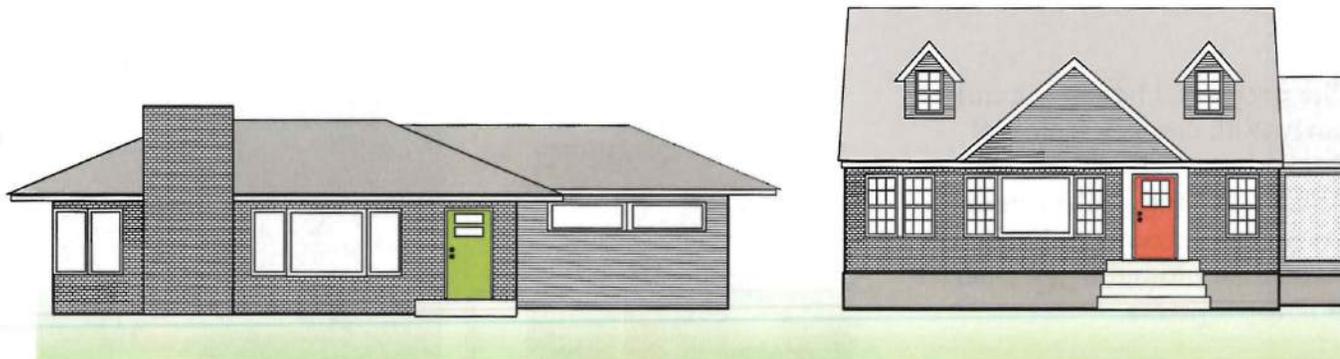


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Infill Construction, cont'd

While floor-to-ceiling height of these two architectural styles are the same, they differ in foundation and overall height. Roof form and pitch are another consideration in overall height. Variations like this should be minimized.





Planning to Build?

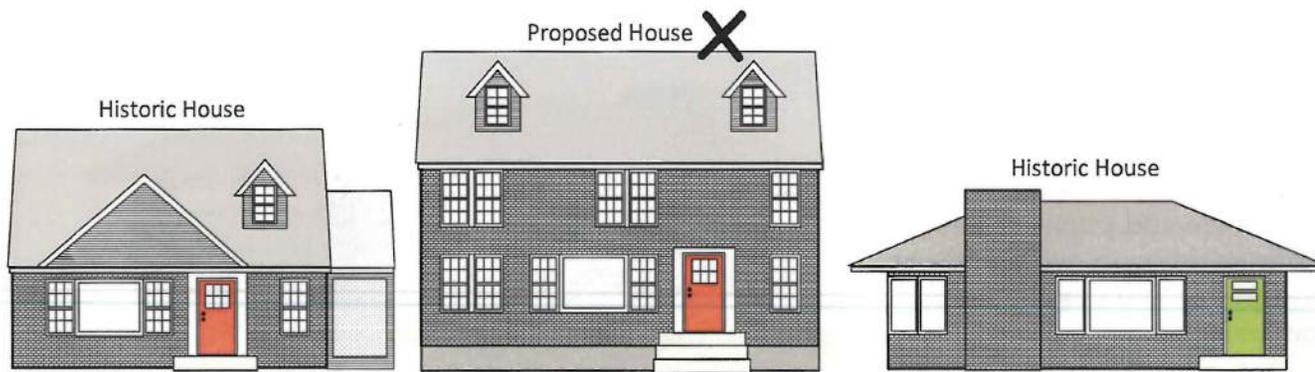


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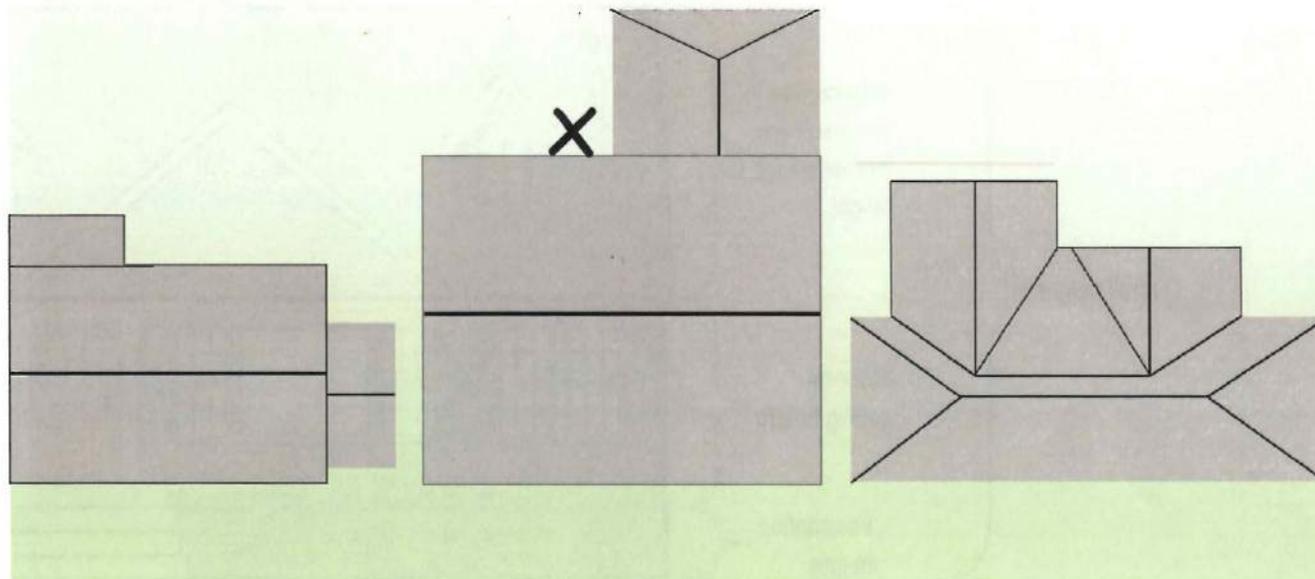
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Infill Construction, cont'd

The proposed house is a mix of early 20th century Colonial Revival and American Small House. Mixing **architectural styles** and choosing those not historically found in the district is inappropriate.



Scale - measured by height, width, and depth - gives a perceived "size." While the width of the new house is comparable to adjacent historic houses, the overall height, foundation height, and depth is out of scale. A reduction in scale by lowering the height and rearranging the massing will be needed to comply with the guidelines.





Resources

Need more help? Here's a list of resources used to complete the guidelines that provide a more in-depth discussion relevant to the Parkwood Historic District. You may also call or make an appointment with the Decatur Planning and Zoning Staff.

[The American Small House](http://www.georgiashpo.org/sites/uploads/hpd/pdf/American_Small_House.pdf)

http://www.georgiashpo.org/sites/uploads/hpd/pdf/American_Small_House.pdf



Office of Planning and Zoning

P.O. Box 220
2635 Talley Street
Decatur, GA 30031

TEL: 404-370-4104

FAX: 404-370-0691

WEB: <http://www.decaturga.com>

*Planning staff are available by
phone and by appointment*

[Atomic Ranch: The Mid-Century Magazine](https://www.atomic-ranch.com/)

<https://www.atomic-ranch.com/>

[Illustrated Guidelines for Rehabilitating Historic Buildings](http://www.nps.gov/tps/standards/rehabilitation/rehab/)

<http://www.nps.gov/tps/standards/rehabilitation/rehab/>

[Mid-20th-Century Split-Level Houses in Georgia](http://www.georgiashpo.org/sites/uploads/hpd/pdf/SPLIT%20LEVEL%20in%20Georgia%20PDF%20VERSION.pdf)

<http://www.georgiashpo.org/sites/uploads/hpd/pdf/SPLIT%20LEVEL%20in%20Georgia%20PDF%20VERSION.pdf>

[Ranch Houses in Georgia: A Guide to Architectural Styles](http://www.georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_styles.pdf)

http://www.georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_styles.pdf

[Ranch Houses in Georgia: A Guide to House Types \(Sub-Types\)](http://www.georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_types.pdf)

http://www.georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_types.pdf

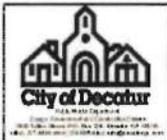
[The Ranch House in Georgia: Guidelines for Evaluation](http://georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_Evaluation_revSept2010.pdf)

http://georgiashpo.org/sites/uploads/hpd/pdf/Ranch_House_Evaluation_revSept2010.pdf

[Single-Family Residential Development in Dekalb County 1945-1970](http://www.dekalbhistory.org/documents/Single-FamilyResidentialDevinDeKalbCounty.pdf)

<http://www.dekalbhistory.org/documents/Single-FamilyResidentialDevinDeKalbCounty.pdf>

Parkwood Local Historic District



Parkwood Local Historic District (LHD)

NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
NO. 9	NO. 10	NO. 11	NO. 12
NO. 13	NO. 14	NO. 15	NO. 16
NO. 17	NO. 18	NO. 19	NO. 20
NO. 21	NO. 22	NO. 23	NO. 24
NO. 25	NO. 26	NO. 27	NO. 28
NO. 29	NO. 30	NO. 31	NO. 32
NO. 33	NO. 34	NO. 35	NO. 36
NO. 37	NO. 38	NO. 39	NO. 40
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NO. 65	NO. 66	NO. 67	NO. 68
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NO. 85	NO. 86	NO. 87	NO. 88
NO. 89	NO. 90	NO. 91	NO. 92
NO. 93	NO. 94	NO. 95	NO. 96
NO. 97	NO. 98	NO. 99	NO. 100