

Email

Legacy City of Decatur Parkwood Neighbors

Last year the portion of the Parkwoods in unincorporated DeKalb County (61 parcels) was annexed into Decatur. In conjunction with the annexation, a local historic district was established in Decatur that mirrored the historic district that existed in DeKalb County for those homes. The Parkwood Historic District Committee, made up of Parkwood residents, then partnered with the City of Decatur to tailor the ordinance and design guidelines to make them more appropriate for our neighborhood. The new ordinance and guidelines were adopted by the City of Decatur on April 6th and currently the Parkwood Historic District only applies to the newly annexed properties.

As a next step, the Parkwood Historic District Committee is reaching out to you as a legacy City of Decatur Parkwood neighbor (54 parcels) to gauge your interest in becoming part of the Parkwood Local Historic District. Joining the Historic District brings more predictability and consistency to renovations and new construction in the neighborhood and introduces limitations and additional approval steps to you as a homeowner.

The table below provides a high level overview of the Parkwood Local Historic District Design Guidelines.

Note that the Local Historic District would only govern the portion of your home visible from the right of way. For most homes, this includes the front and sides, but not the rear. In addition to these guidelines, City of Decatur building codes also apply.

Additions	<ul style="list-style-type: none">• Additions should be located in the rear and should not increase the original height or pitch of the roof.• Second story additions are not permitted when the addition is to be taller than the original roof peak.	<ul style="list-style-type: none">• Additions of any style, height, or roof pitch can be added.• Second story additions can be taller than the original roof peak and taller than the immediate neighbor's roof peak.
Demolition	<ul style="list-style-type: none">• Complete demolition of an existing home is only permitted in cases where a home is inhabitable.	<ul style="list-style-type: none">• Complete demolition is permitted
New Construction	<ul style="list-style-type: none">• Match historic patterns of orientation and setback of adjacent historic houses.• Minimize grading changes to maintain original streetscape terrain and incorporate significant site features, including mature trees.• Overall height, foundation height, and floor-to-ceiling heights should be compatible with adjacent structures; slab on grade construction is appropriate for the District.	<ul style="list-style-type: none">• All styles of home and setbacks are permitted• Grading changes are permitted• Height, Foundation height, and floor to ceiling heights are at the discretion of the homeowner.
Windows and Doors	<ul style="list-style-type: none">• The location, arrangement, size and proportions of original window and door openings should be maintained.• Wood, wood-composite, aluminum, aluminum-clad, steel, and fiberglass are permitted window materials; vinyl is not permitted.	<ul style="list-style-type: none">• Window and door openings can be moved• All window materials are permitted
Porches	<ul style="list-style-type: none">• The historic design elements of original porches, including pergolas, roof design, railings and supports, should be maintained and preserved.• New porches or the expansion of original porches, when visible from the public right-of-way are not permitted	<ul style="list-style-type: none">• Original porches, including pergolas, roof design, railings and supports can be modified or removed.• New porches, visible from the right-of-way, are permitted.

Garages and Carports	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Garage and carport enclosure design is at the discretion of the homeowner.
Shutters and Awnings	<ul style="list-style-type: none"> • Original shutters should be maintained; maintenance of original awnings is encouraged. • 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. 	<ul style="list-style-type: none"> • Original shutters and awnings can be removed • New shutters and awnings can be of any style and in any location
Siding and Exterior Finishes	<ul style="list-style-type: none"> • Original wood siding and shakes should be preserved and maintained. • Original masonry should not be covered or replaced with other materials. • Original masonry should not have waterproof coatings applied or be painted if the surfaces were not painted historically. • New walls should be constructed of or predominantly faced with natural stone, brick, or CMU. 	<ul style="list-style-type: none"> • Original wood siding can be removed. • Original masonry can be covered or replaced • Masonry can be painted • New walls of any material permitted by the building code can be constructed.
Driveways	<ul style="list-style-type: none"> • The historic configuration and width of driveways should be preserved. • New driveways should avoid removal of mature landscaping and should integrate the existing topography without excessive grading. 	<ul style="list-style-type: none"> • Circular driveways and new configurations are permitted. • Mature landscaping can be removed.
Fences and walls	<ul style="list-style-type: none"> • Historic screen walls visible from the public right-of-way should be preserved. • 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. 	<ul style="list-style-type: none"> • Historic walls can be removed • New fences up to 5 feet in height can be built in the front yard.

As discussed at the Parkwood Garden Club annual meeting on May 28th, we've compiled a brief survey to gather your thoughts on becoming part of the Parkwood Local Historic District. To join, we would need consensus from the neighborhood as specific houses cannot be added based on individual homeowner preference.

Please respond by June 12th, completing one survey per household. Summary survey results will be shared with the neighborhood along with next steps. Below is the survey link along with links to additional Parkwood Local Historic District information.

Questions can be sent to civic@parkwoodgardenclub.com.

Thank you!

<Insert Survey Link>

[Parkwood Local Historic District Overview](#)

[Parkwood Local Historic District Ordinance](#)

[Parkwood Local Historic District Design Guidelines](#)

Survey

1) Were you able to attend any of the Parkwood neighborhood or City of Decatur meetings to learn more about the Parkwood Historic District?

Yes

No

2) Do you feel you have an understanding of the positive and negative impacts of becoming part of the Parkwood Historic District?

Yes

No

3) As a resident of the legacy city of Decatur portion of the Parkwoods, are you interested in joining the Parkwood local Historic District?

Yes

No

Undecided

4) If undecided, what additional information, if any, would be helpful in making a decision?

<Free Form Text>

5) Use the space below to enter any additional comments you'd like to provide.

<Free Form Text>