

O-14-XX

AN ORDINANCE AMENDING

CHAPTER FIFTY-EIGHT

HISTORICAL PRESERVATION

BE IT ORDAINED by the City Commission of the City of Decatur, Georgia, and it is hereby ordained by the authority of the same, that Chapter Fifty-Eight Historical Preservation, of the Code of the City of Decatur, Georgia, be, and the same is hereby amended by adding a new Section 58-12 "Parkwood Historic District" to read as follows:

Sec. 58-12. Parkwood Historic District.

(a) The district known as the Parkwood District is designated as a historic district under the provisions of this chapter.

(b)The Parkwood District includes the properties at the following addresses and owned by the following persons:

Parkwood Historic District Property Owners List

<u>130 E PARKWOOD RD</u>	QAMRUDDIN MANSOOR OR	15 237 08 013
<u>136 E PARKWOOD RD</u>	STEWART ROBERT G OR	15 237 08 012
<u>140 E PARKWOOD RD</u>	BROWN BOBBY C	15 237 08 011
<u>146 E PARKWOOD RD</u>	BROWN BOBBY C	15 237 08 004
<u>150 E PARKWOOD RD</u>	NARDIN FREDERIC W III	15 237 08 005
<u>154 E PARKWOOD RD</u>	GARNER MARY B	15 237 07 001
<u>158 E PARKWOOD RD</u>	GRAMLING VERNON R OR	15 237 07 002
<u>160 E PARKWOOD RD</u>	PRUETT SEAN K	15 237 07 003
<u>164 E PARKWOOD RD</u>	KENNEDY JAMES P	15 237 07 004
<u>168 E PARKWOOD RD</u>	WEINZIERL TIMOTHY J OR	15 237 07 005
<u>176 E PARKWOOD RD</u>	BLISS CHARLES R OR	15 237 07 006
<u>177 E PARKWOOD RD</u>	GILMORE WILLIAM JOEL	15 237 06 019
<u>184 E PARKWOOD RD</u>	PERRY ALICIA M	15 237 07 007
<u>185 E PARKWOOD RD</u>	BECK COREY ALLEN	15 237 06 018
<u>192 E PARKWOOD RD</u>	DICKS ANNE H	15 237 07 008
<u>198 EPARKWOOD RD</u>	GORDON J SCOTT OR	15 237 07 009
<u>201 E PARKWOOD RD</u>	GODFREY JAMES MICHAEL OR	15 237 06 017
<u>207 E PARKWOOD RD</u>	HILL THOMAS R OR	15 237 06 016
<u>209 E PARKWOOD RD</u>	THIGPEN CYNTHIA M	15 237 06 015
<u>231 W, PARKWOOD RD</u>	POTTS, DEAN OR	15 237 06 023
<u>237 W PARKWOOD RD</u>	WOODRING LARRY D	15 237 06 012
<u>241 W PARKWOOD RD</u>	ROESEL ELIZABETH R OR	15 237 06 011

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<u>245 W PARKWOOD RD</u>	FALLON MICHAEL T	15 237 06 010
<u>255 W PARKWOOD RD</u>	LEAKE JOHN M JR OR	15 237 06 008
<u>264 W PARKWOOD RD</u>	DORAGE STEPHEN J OR	15 237 05 030
<u>268 W PARKWOOD RD</u>	CRUM DAVID L	15 237 05 028
<u>271 W PARKWOOD RD</u>	BELL BRYAN DAVID	15 237 06 007
<u>276 W PARKWOOD RD</u>	ORDWAY MARK D OR	15 237 05 027
<u>284 W PARKWOOD RD</u>	HARVEY PRENTISS A	15 237 05 026
<u>285 W PARKWOOD RD</u>	DAY STEPHEN D	15 237 06 006
<u>292 W PARKWOOD RD</u>	RODRIGUEZ SHERRY W	15 237 05 025
<u>300 W PARKWOOD RD</u>	CLIFFORD LOY LUTTON REVOCABLE	15 237 05 024
<u>308 W PARKWOOD RD</u>	LOHMEIER GREGORY L OR	15 237 05 023
<u>316 W PARKWOOD RD</u>	THOMPSON PAUL K	15 237 05 022
<u>317 W PARKWOOD RD</u>	KERIMBAEV BOLOT	15 237 06 005
<u>324 W PARKWOOD RD</u>	TRAPKIN PHILIP H OR	15 237 05 021
<u>327 W PARKWOOD RD</u>	SHUMAN EMILY	15 237 06 004
<u>328 W PARKWOOD RD</u>	ELMORE STEVEN TIMOTHY	15 237 05 020
<u>342 W PARKWOOD RD</u>	WILLIS RICHARD A	15 237 05 019
<u>349 W PARKWOOD RD</u>	FEDERAL NATIONAL MORTGAGE ASSO	15 237 06 003
<u>351 W PARKWOOD RD</u>	ARKO ROBERT J	15 237 06 002
<u>352 WPARKWOOD RD</u>	THOMAS JEFFERSON FOUNTAIN III	15 237 05 018
<u>364 W PARKWOOD RD</u>	DOWNNEY ROBERT EMMETT	15 237 05 017
<u>371 W PARKWOOD RD</u>	VOCARIE ANDREW	15 237 06 001
<u>374 W PARKWOOD RD</u>	MARGIASSO NICHOLAS E	15 237 05 016
<u>388 W PARKWOOD RD</u>	HILL CAROL M	15 237 05 015
<u>400 W PARKWOOD RD</u>	WICHMANN THOMAS OR	15 237 05 014
<u>416 W PARKWOOD RD</u>	SOVINE MELANIE L	15 237 05 013
<u>430 W PARKWOOD RD</u>	FOLEY JOSEPH B JR	15 237 05 012
<u>440 W PARKWOOD RD</u>	BAEZ SANTIAGO MADELYN A	15 237 05 011
<u>452 W PARKWOOD RD</u>	JARBOE JAMES M	15 237 05 010
<u>462 W PARKWOOD RD</u>	BENTON STEPHANIE	15 237 05 009
<u>464 W PARKWOOD RD</u>	POWELL JAMES B III	15 237 05 008
<u>471 W PARKWOOD RD</u>	GALIFIANAKIS MANUEL III	15 237 05 007
<u>498 W PARKWOOD RD</u>	CARTER CHAD	15 237 05 006
<u>500 W PARKWOOD RD</u>	PARKWOOD GARDEN CLUB	15 237 10 001
<u>120 PARKWOOD LN</u>	LANDOW EDEN J	15 237 07 010
<u>124 PARKWOOD LN</u>	GREEN SHULI L	15 237 07 013
<u>125 PARKWOOD LN</u>	HENRICH CHRISTOPHER C	15 237 08 007
<u>127 PARKWOOD LN</u>	DEMILLE HARRY L	15 237 08 006
<u>128 PARKWOOD LN</u>	KUHNER TIMOTHY	15 237 07 012

A certificate of appropriateness shall be obtained from the preservation commission prior to any material change in appearance of a property located in the designated district. Consideration of applications for certificates of appropriateness shall be based on the ordinance and design criteria for the Parkwood District. Repairs that are not defined as a material change, as defined in section 58-3 are not subject to these guidelines or any type of review process.

(d)

Design criteria for the Parkwood District. The recommendations contained in the Parkwood Design Guidelines will be the primary basis for evaluating and reviewing all material changes in the Parkwood Historic District. The following criteria shall be used to determine what material changes are subject to review, require a certificate of appropriateness or a certificate of exemption, and whether a certificate of appropriateness or exemption shall be approved:

(1)

Review jurisdiction. "Review jurisdiction" defines what aspects of the physical appearance of the district are subject to the review of the preservation commission and the limits of that review power. All material changes are subject to the full review of the preservation commission unless they fall outside of the review jurisdiction.

a.

The review jurisdiction of the preservation commission shall extend only to the front and side facades. Review jurisdiction shall also include any new structure over 100 square feet, including garages, visible from the public right-of-way.

b.

Due to their temporary and non-historic nature, privacy fences and/or vegetation, that might obscure otherwise visible changes, do not remove projects from the review jurisdiction.

c.

Only the preservation commission or its designated staff member make the determination of what is visible from the public right-of-way.

(2)

Certificate of Appropriateness. The following projects require full review by the preservation commission and a certificate of appropriateness to obtain a building permit.

a.

New construction. Any project that calls for the construction of new structure(s) on vacant property located within the district boundaries.

1.

New structures should respect the existing setback, massing, building height, scale, building materials, and be compatible in design with contributing historic properties in the Parkwood District.

2.

Outbuildings. Any new structure over 100 square feet, including garages that are visible from the public right of way, Structures should be compatible in scale and design with historic properties in the Parkwood district.

b.

Additions. Any additions that change the footprint or roofline of existing structures within the historic district. All additions should respect the existing roof shape, building height, massing, and building materials, and be compatible in design with contributing historic properties in the Parkwood District.

c.

Demolition or relocation. Any plans for demolition or relocation of structure over 100 square feet of gross floor area within the historic district will require the full review of the preservation commission and a certificate of appropriateness. A request for demolition or relocation must include a post-project plan for the property.

d.

Alterations to existing properties within the district. The following alterations to existing properties within review jurisdiction require a certificate of appropriateness.

1.

Doorways. Change in opening size or location.

2.

Windows. Any change in window openings to include the addition of window openings, the removal of window openings, change in the size of existing openings, and a change in window design.

3.

Roofs. Any change in the roof shape.

4.

Exterior Cladding. Any change in existing cladding material.

5.

Porches/Porticos: The addition or removal of any porch/portico structure. Any changes to historic design elements on existing porches/porticos.

7.

Garages and carports. New garages and carports require full review if they are visible from the public right of way.

8. Walls: removal or construction of new walls in the front or side yards.

9.

Fences and walls. Installation of a fence or wall in front of the building line is prohibited.. Fences and walls behind the building line are subject to existing zoning regulations and are not subject to review by the historic preservation commission.

10.

Trees. The removal of any healthy tree greater than 12 inches in diameter.

(3)

Certificate of exemption. The following projects require a certificate of exemption from the preservation commission or its designee:

a.

Windows. Replacing existing windows with the same size and design window.

b.

Doors. Replacing an exterior door.

c.

Roof. Replacement of roof materials.

d.

Exterior cladding. Repair and replacement of siding with matching or similar materials.

e.

Porches and porticos: Repair or replacement of existing porch elements and materials that requires a change from the existing materials can be approved administratively and receive a certificate of exemption. Changing an open porch to a screened porch would be excluded from review as long as existing design elements are not damaged, removed, or covered.

f.

Driveways. Any change in the configuration or width of existing driveways.

g.

Front steps. Repair or replacement.

h.

Trees. The removal of a tree greater than 12 inches in diameter with a letter from a certified arborist stating that it is diseased and hazardous.

i.

Walls. Replacement with in-kind materials.

(4)

The designated district will be shown on the official zoning map of the city.

(Ord. No. O-07-04, 2-5-07)

Effective the 7th day of July, 2014.

Mayor

Attest:

Acting City Clerk

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Deleted: (c) . A certificate of appropriateness shall be obtained from the preservation commission prior to any material change in appearance of a property located in the designated district. This shall apply to all four side of the principal structure and any accessory structure on the lot. Consideration of applications for certificates of appropriateness shall be based on the Secretary of the Interior's Standard's for Rehabilitation for the Parkwood Dist... [1]