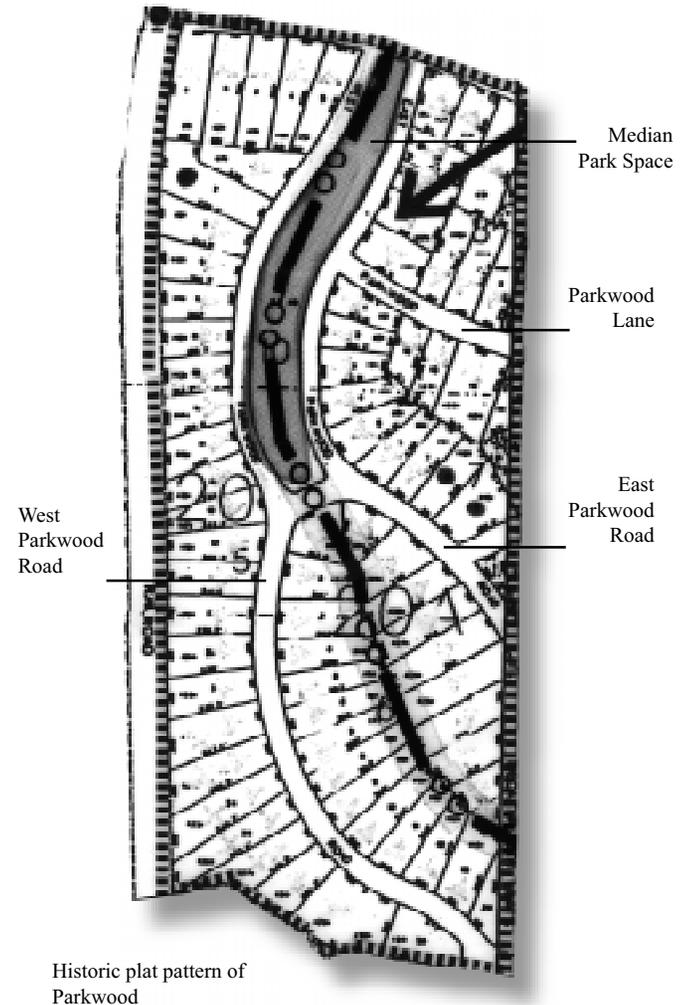


15.0 PARKWOOD CHARACTER AREA

The development known as Parkwood is located east of the railroad in the southeast corner of the local historic district and includes West and East Parkwood Roads south of West Ponce de Leon. (The easternmost portion of Parkwood within the Decatur city limits is not included in the local historic district.) Much of this area was part of the original land holdings of the Kirkwood Land Company for the Druid Hills suburb and was included in Olmsted's plan. The existing street pattern does not follow Olmsted's original design for the area, but the curvilinear street pattern, lot layout, and open park space reflect Olmstedian principles. The area of East and West Parkwood Roads may have been originally platted by O. F. Kauffman, the civil engineer who platted much of the Druid Hills suburb and other surrounding developments, which would explain the close similarity to the earlier Druid Hills plan.

The current street layout appears on the 1928 USGS map in dashed lines. A 1934 map of the area shows the current layout as well. A revised 1948 plat shows the lot layout basically as it exists today, but development in Parkwood did not occur until the 1950s and 1960s. As in Chelsea Heights (Fernbank), Parkwood was historically platted and laid out even though it was not developed until after the historic period.



CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- * 75'-100'

SIDE SETBACK

- * 15'

TYPICAL LOT SIZE

- * large, irregular sized lots;
range of sizes - 70' x 200' (.3 acres) and 90' x 250' (.5 acres)

TYPICAL BUILDING SIZE

- * few historic houses within character area range in size from 1,500 square feet to 3,000 square feet

STREETSCAPE

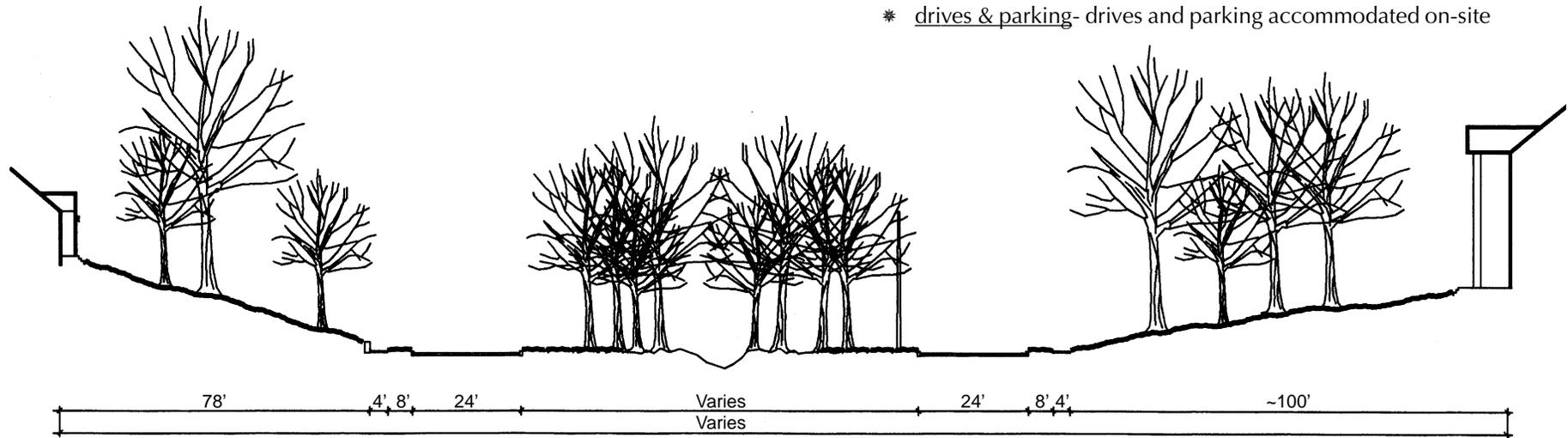
- * streetscape cross section illustrates the typical patterns and dimensions: median park space located between East and West Parkwood Drives, width varies from 100' to 160'; surrounding streets of asphalt (24' wide with concrete curb), 6' wide planting space, 4' wide sidewalk, front yard space; median park space contains mature vegetation, primarily hardwoods; planting space adjacent to street contains small trees, when trees present, otherwise only grass; large hardwood trees situated in front lawn zones

Illustrates streetscape section in southern section of Parkwood consisting of roadway, curbing, small trees in park space, and sidewalk.



OTHER

- * drives & parking- drives and parking accommodated on-site



West/East Parkwood
Parkwood

Building CHARACTERISTICS:

SCALE

- * 1 story with occasional 2 story

Transitional house form moving from minimal traditional to ranch.



TYPE

- * single-family detached dwellings

Style

- * mix of 1950s ranch and Colonial Revival; also minimal traditional forms in transition to ranch

MATERIAL

- * brick veneer exteriors

Roof FORM

- * side gable and hip

Roof Pitch

- * low to moderate pitches

Typical Parkwood ranch house.



MASSING

- * varies

DIRECTIONAL Emphasis

- * horizontal

LAYOUT

- * overall layout of Parkwood resembles layout of original sections of Druid Hills with spacious lots, long setbacks, adjacent park land, and environmentally-sensitive design of floodprone zone (described above)

INTRUSIONS:

NEW CONSTRUCTION

- * New houses constructed at southeast corner of E. Parkwood and West Ponce de Leon do not conform to prevailing scale and form of existing properties.

Guideline - Floodprone zones situated in median park and rear yard spaces should be protected by adhering to the historic design concept of requiring these areas to remain in a natural state.

While housing in Parkwood is nonhistoric in a traditional sense, it still displays prevailing characteristics which give the neighborhood a sense of identity. The neighborhood is typified by medium-scale housing on large lots.

Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).

SPECIAL AREA FEATURES:

FLOODPRONE ZONES

- * median park space totals 3.2 acres; entire park space designated as floodplain zone on county tax maps; additional floodplain area noted in rear yard spaces of lots located south of the median park; original design of Parkwood with floodprone areas within median park and in rear yard spaces of residential lots represents historic watershed design

Recommendation - Subdivision of large lots should be strongly discouraged.

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- DeKalb County Comprehensive Plan, Land Development Regulations, and Zoning Ordinance.
- DeKalb County Historic Preservation Ordinance.
- DeKalb County Plat Records, DeKalb County Courthouse, Decatur, Georgia. (See Illustration D: Historic Development Plat Map for list of plats used in analyzing developmental history of the district.)
- DeKalb County Tax Maps, DeKalb County Planning Department, Decatur, Georgia.
- “Druid Hills Civic Association Papers”, Special Collections Department, Robert W. Woodruff Library, Emory University, Atlanta, Georgia.
- Druid Hills Driving and Walking Tour Guides, 1987, 1989, 1992, and 1993, Druid Hills Civic Association, Atlanta, Georgia.
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