

DeKalb County Historic Preservation Commission

Tuesday, March 18, 2025- 6:00 P.M.

Staff Report

Consent Agenda

B. 764 North Parkwood Road, Richard M. Stevens. Replace and modify doors, windows, and roofing on a nonhistoric house. **1247454**

Built in 1950 – Nonhistoric (15 244 03 020)

This property is not in an identified Character Area and is not in a National Register Historic District.

12-09 764 North Parkwood Road (DH), Nick Bellman. Rear addition and remove seven trees. 16153. **Approved with Modification.**

11-10 764 North Parkwood Road (DH), Nick Bellman. Widen driveway. 16772. **Approved as Modified.**

Summary

The applicant proposes the following work:

1. Install skylights. A set of three Velux skylights will be installed at equal intervals on the front-right side of the roof of the house, facing North Parkwood Road. The skylights will measure approximately 21" wide x 45" long. The skylights will be Velux brand with standard grey/dark bronze color metal cladding.
2. Replace front and side entry doors. The current single-glass plane front door and side entry door will be replaced with wood doors with five-lites in a ladder configuration.
3. Replace and modify windows on the rear of the house. A large, double-hung window on the rear-right side of the property will be removed and replace a wood door with five-lites in a ladder configuration to match the front and side entries. The single-pane fixed window located on the rear-left side of the property will be removed and replaced with a wood sliding casement window.
4. Replace roofing. The architectural shingle roof will be replaced in kind with asphalt-fiberglass shingles.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

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.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Application for Certificate of Appropriateness

Date submitted: 15 February 2025 Date Received: _____
Address of Subject Property: 764 North Parkwood Road Decatur, GA 30030
Applicant: Richard M. Stevens E-Mail: richard@rmsarchitect.com
Applicant Mailing Address: 359 Coventry Road Decatur, GA 30030

Applicant Phone: 404 444 2305

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other

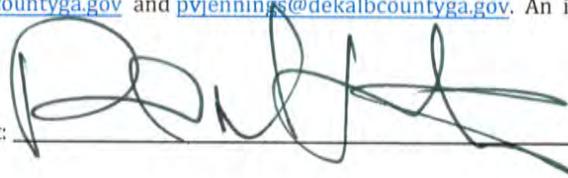
Owner(s): Stacy Rager Email: stacy.rager@me.com
Owner(s): Chris Rager Email: rager.chris@gmail.com
Owner(s) Mailing Address: 764 North Parkwood Road Decatur, GA 30030
Owner(s) Telephone Number: Stacy - (404) 271 7151 Chris (404) 683 8152

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1950

Nature of work (check all that apply):
New construction New Accessory Building Other Building Changes
Demolition Landscaping Other Environmental Changes
Addition Fence/Wall Other
Moving a Building Sign Installation

Description of Work:
All proposed work will be interior to house, with the following exceptions:
- Addition of skylights on front (east) roof slope.
- Replacement of front and side entry doors.
- Replacement of existing window at rear of house with new door. Existing masonry opening will remain the same width, with brick and wall framing removed below window opening to accommodate new door.
- Replacement / modification of master bathroom window at rear of house.
- Removal and replacement of roof shingles for entire house.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: Stacy & Chris Rager

being owner(s) of the property at: 764 North Parkwood Road, Decatur, GA 30030

hereby delegate authority to: Richard Stevens

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):



Date: 2/14/2025

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 (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

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 you will not receive a Certificate of Occupancy. 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.

RICHARD M. STEVENS ARCHITECT, LLC

359 Coventry Road
Decatur, Georgia 30030

Phone 404 444 2305
www.rmsarchitect.com

15 February 2025

Paige Jennings
Senior Planner, Historic Preservation
DeKalb County Planning & Sustainability Department

Re: Rager Residence
764 North Parkwood Road
Decatur, GA 30030

Owner's contact information:
Stacy Rager- 404 271 7151 stacy.rager@me.com
Chris Rager - 404 683 8152 rager.chris@gmail.com

Dear Ms. Jennings:

Attached are the following documents to support the CoA application for the above property:

Serial No.	Serial Description	Serial	Serial size
	Signed application / owner's authorization	n/a	8 1/2" x 11"
	Photographs of existing house (2 pages)	n/a	8 1/2" x 11"
	Modified photographs showing proposed changes (2 pages)	n/a	8 1/2" x 11"
	Aerial photograph showing proposed changes (1 page)	n/a	8 1/2" x 11"
	Existing floor plan	(3/16" = 1'-0")	11" x 17"
	Proposed floor plan	(3/16" = 1'-0")	11" x 17"

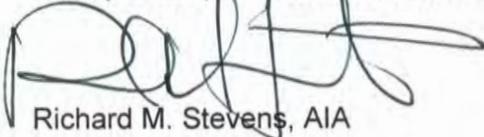
Description of Proposed Work:

- All proposed work will be interior to house, with the following exceptions:
 - Addition of skylights on front (east) roof slope.
 - Replacement of front door and side door.
 - Replacement of existing rear window with new exterior door. Existing masonry opening will remain the same width, with brick and wall framing removed below window opening to accommodate door.
 - Replacement / modification of master bathroom window.
 - Removal and replacement of roof shingles for entire house.

Exterior Materials of construction:

- Proposed skylights at front of house will be Velux brand.
- Proposed front and side entry doors will be 5-light (ladder type) with obscure glass.
- Proposed rear door will be similar to front and side doors, with upper glass lights and wood panels below.
- Proposed master bathroom window at rear of house will be single light (no grids), as manufactured by JeldWen or Monarch.
- Roofing will be 30 year architectural grade asphalt-fiberglass shingles.
- New gutters will be six-inch ogee style, with four-inch round downspouts.

Thank you, and please contact the owner or me if you have any questions.



Richard M. Stevens, AIA

**Rager Residence
764 North Parkwood Road Decatur, GA 30030**



Front of existing house

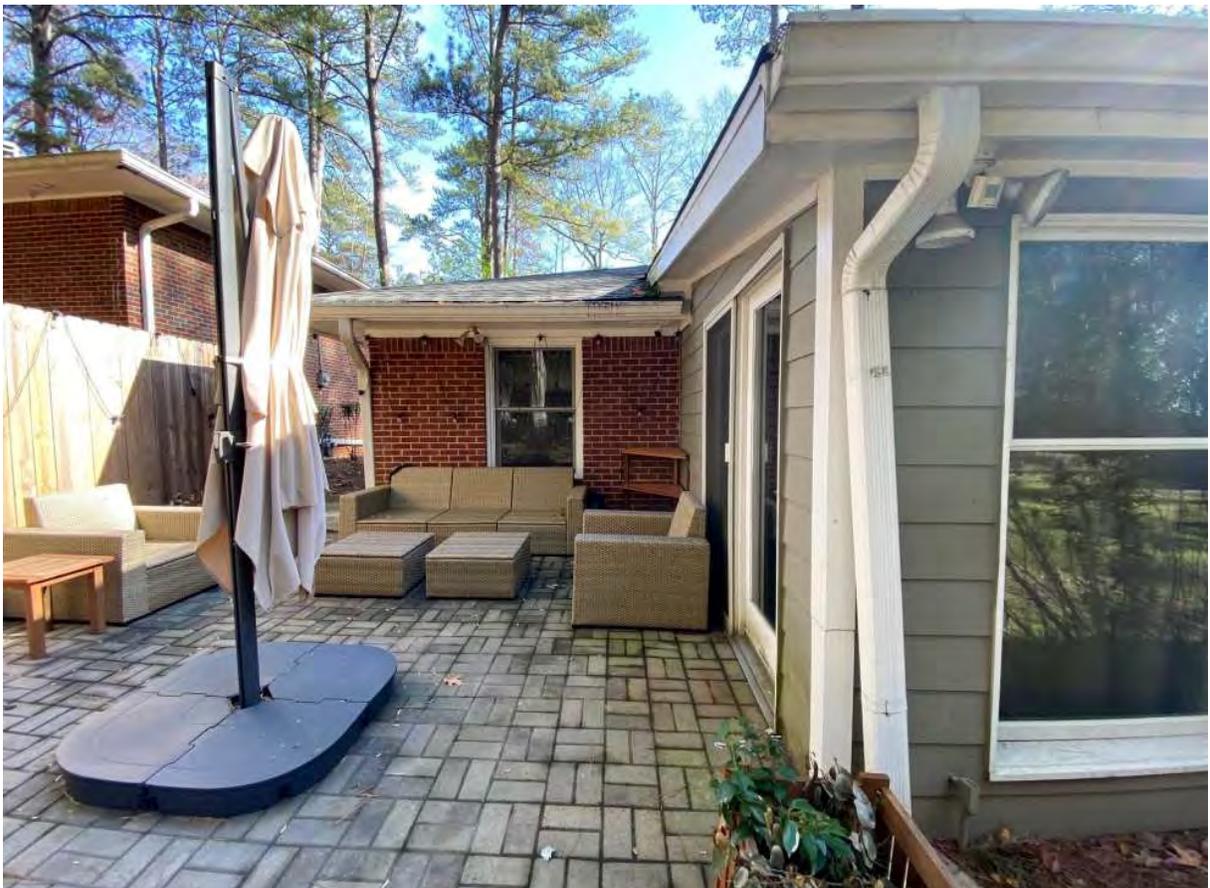


Rear of existing house

**Rager Residence
764 North Parkwood Road Decatur, GA 30030**



Existing side entry door, to be replaced



Existing rear window, to be replaced with new door

Rager Residence
764 North Parkwood Road Decatur, GA 30030



Front of existing house showing proposed modifications

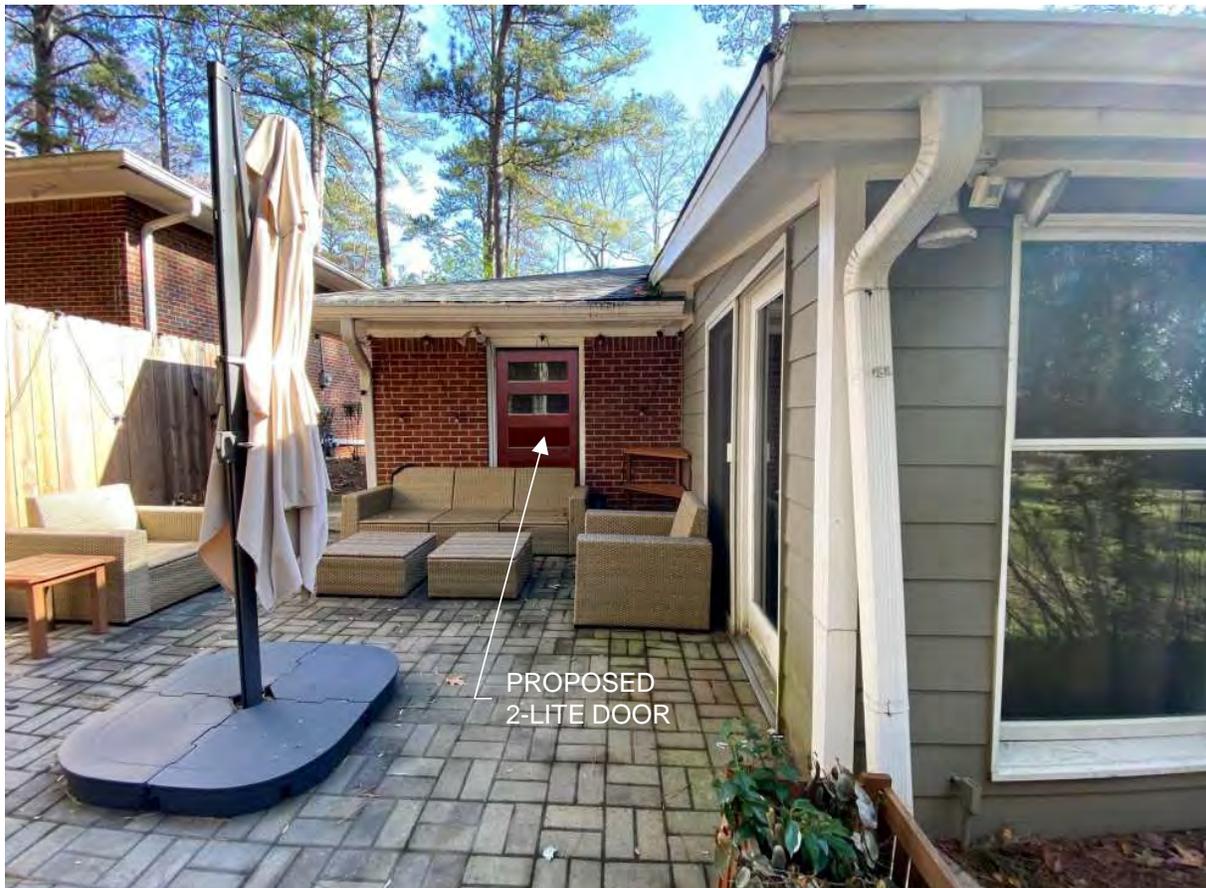


Rear of existing house showing proposed modifications

Rager Residence
764 North Parkwood Road Decatur, GA 30030



Proposed new side entry door



Proposed new rear door



DeKalb County Parcel Map

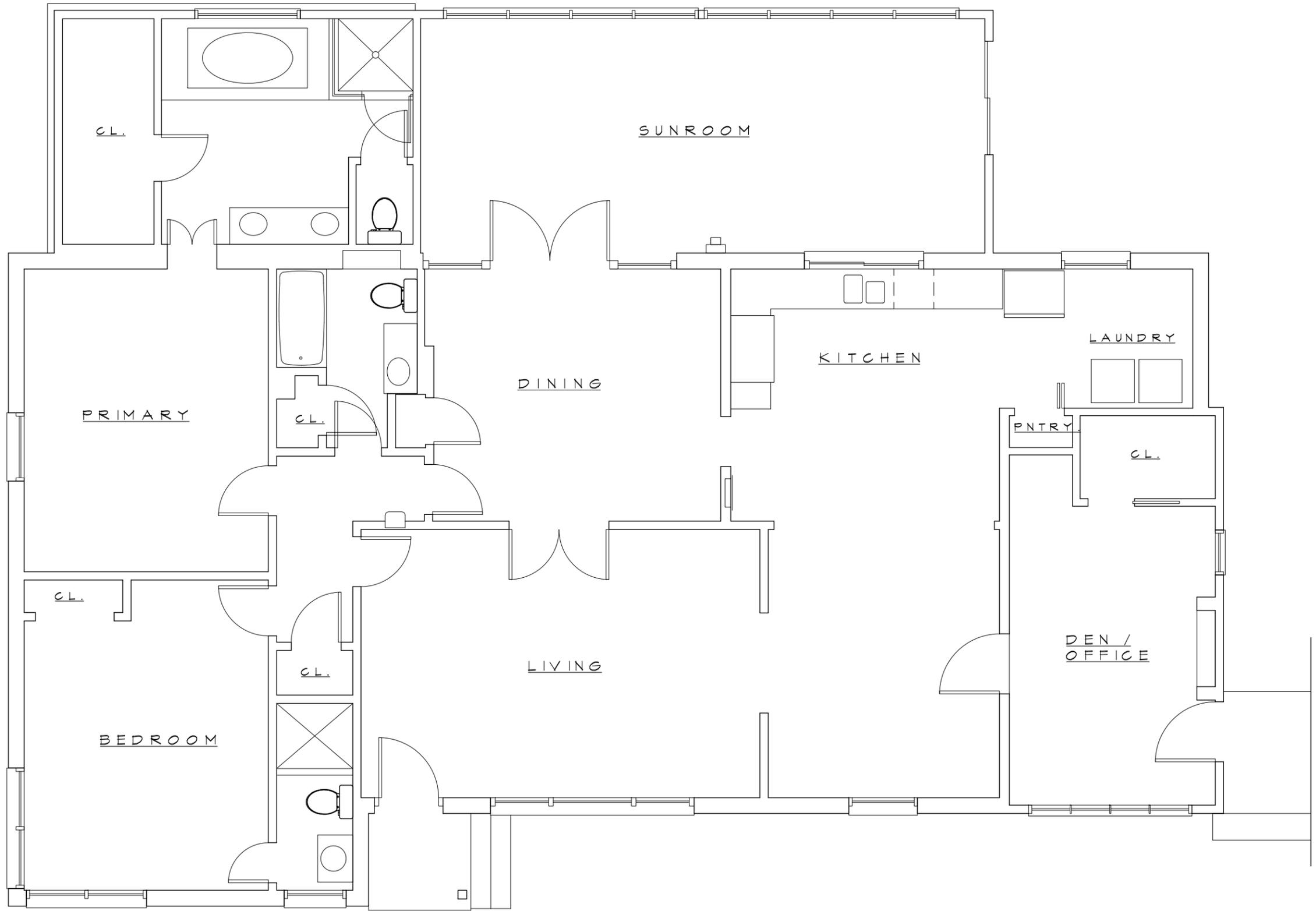


Date Printed: 1/13/2025



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



EXISTING FLOOR PLAN
 3/16"=1'-0"



SCALE: 3/16"=1'-0"

REVISION: PRELIMINARY

ADDITION / REMODEL TO THE
RAGER RESIDENCE
 764 NORTH PARKWOOD ROAD
 DECATUR, GEORGIA 30030

ARCHITECT:
RICHARD M. STEVENS, ARCHITECT, LLC
 359 Coventry Road
 Decatur, Georgia
 30030

PHONE 404 444 2305
 www.rmsarchitect.com

DRAWING NO.: **A-1**

EXISTING FLOOR PLAN

REPRODUCTION OR USE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RICHARD M. STEVENS, ARCHITECT, LLC IS PROHIBITED.

