

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Regular Agenda

H. 741 North Parkwood Road, Heather Shuster. Construct a porch and replace stucco on the front of a nonhistoric house. **1248226.**

Built in 1985 – Nonhistoric (15 244 04 028)

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

07-02 741 North Parkwood Road (DH), David J. Shallenberger & Christina Shalley. Add bay window to front and two dormers on rear. **Approved.**

06-13 741 North Parkwood Road (DH), Kathryn Duckworth, Renewal Design Build. Replace rear deck and screened porch with a larger screened porch. 18656. **Approved.**

Summary

The applicant proposes constructing a porch and replacing the siding on the front nonhistoric house. A covered porch will be constructed on the front of a nonhistoric, split-level house. The porch will be constructed on the lower level of the front façade of the house, towards the Northern property line. The porch will be constructed with a front gable roof, extending from the side gable roof of the main house and creating a cross-gable roof form, supported by painted wood columns on stone piers. Stone siding will be added on the base of the porch, between the stone piers, and railings will be added between the piers around the perimeter of the porch.

Stone siding will also be added to the water table front façade of the house, and the stucco siding of the house will be replaced with vertical siding.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the

neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 11.0 *Nonhistoric Properties* (p94) 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.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 8/14/2026

Date Received: _____

Address of Subject Property: 741 N Parkwood Rd, Decatur, GA 30030

Applicant: Heather Shuster

E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): David Shallenberger

Email: _____

Owner(s): Christina Shalley

Email: _____

Owner(s) Mailing Address: 741 N Parkwood Rd, Decatur, GA 30030

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1985

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:

Located in the Parkwood character area, this property built in 1985 is relatively unique. It is a stucco home that has suffered significant damage from pests and decay at the front of the house. To best address that damage and to enhance the front of the house, the homeowners desire to add a front porch and replace the stucco at the front with cement board siding.

Per the guidelines for the Parkwood character area, the porch addition respects the prevailing housing characteristics and especially scale and material. Using materials seen throughout the neighborhood as well as bringing a stone element at the foundation that references the stone already seen at a small retaining wall in their front yard, the new front of the home very much respects the existing structure while giving the homeowners needed relief from a significant maintenance problem.

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 pyjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Heather Shuster

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: David Shallenberger and Christine Shalley
being owner(s) of the property at: 741 N Parkwood Rd, Decatur, GA 30030
hereby delegate authority to: Heather Shuster
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____
Date: 8/14/2026

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.

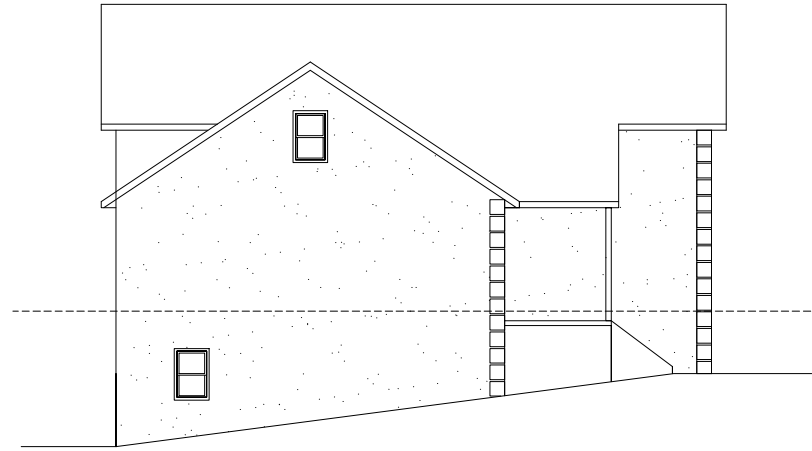
Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop 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.

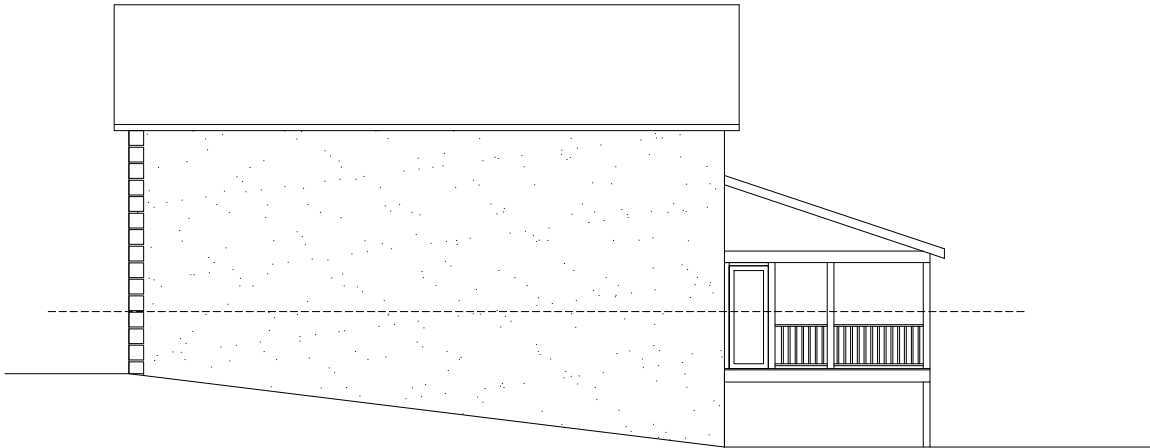
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



1 EXISTING FRONT ELEVATION
 $\frac{1}{4}" = 1'-0"$



2 EXISTING SIDE ELEVATION
 $\frac{1}{4}" = 1'-0"$



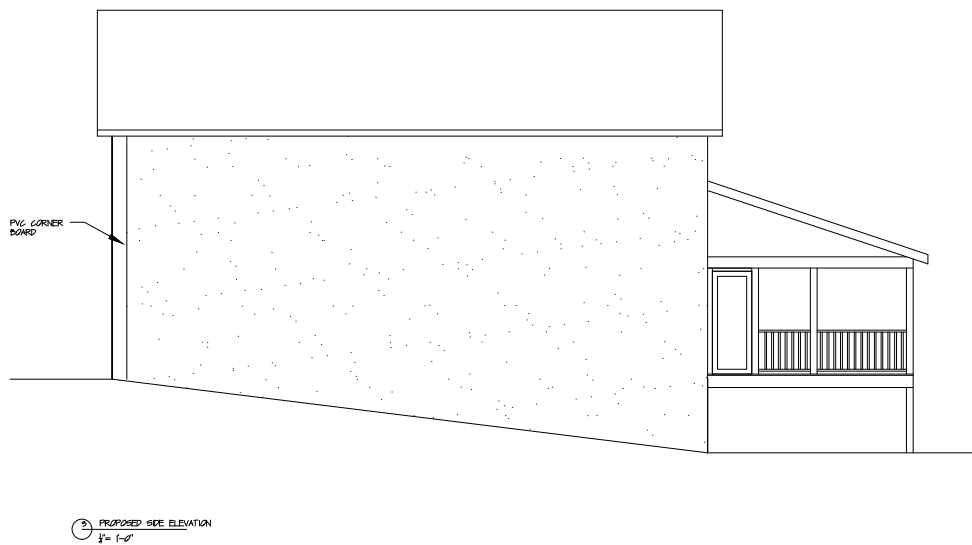
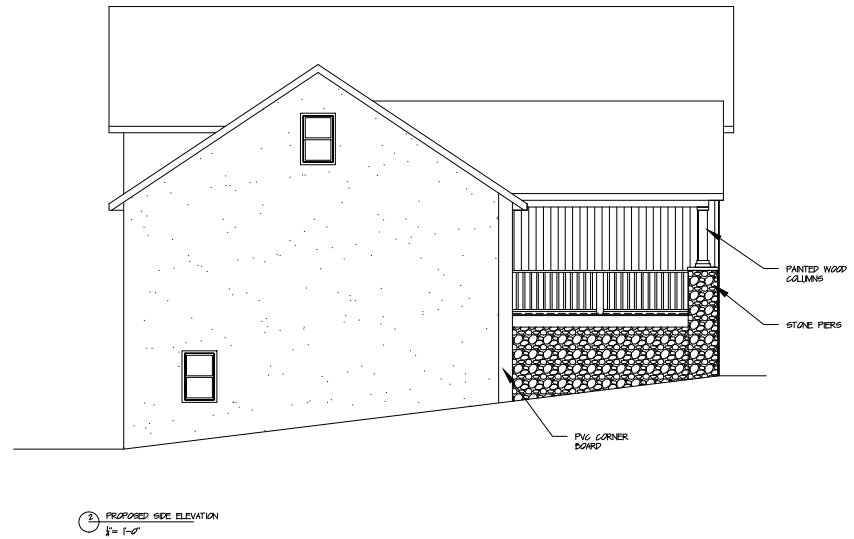
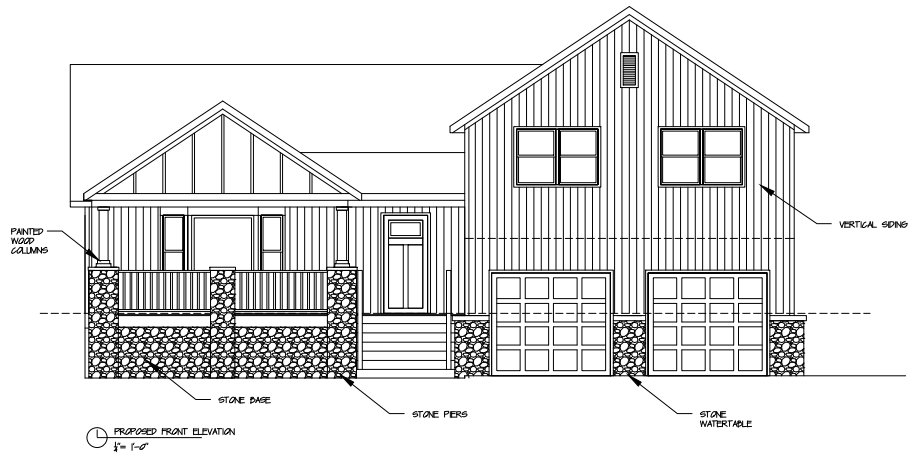
3 EXISTING SIDE ELEVATION
 $\frac{1}{4}" = 1'-0"$

741 N PARKWOOD
 ATLANTA GA

NOT RELEASED FOR
 CONSTRUCTION:
 7/14/2026

MODIFICATIONS:

A2

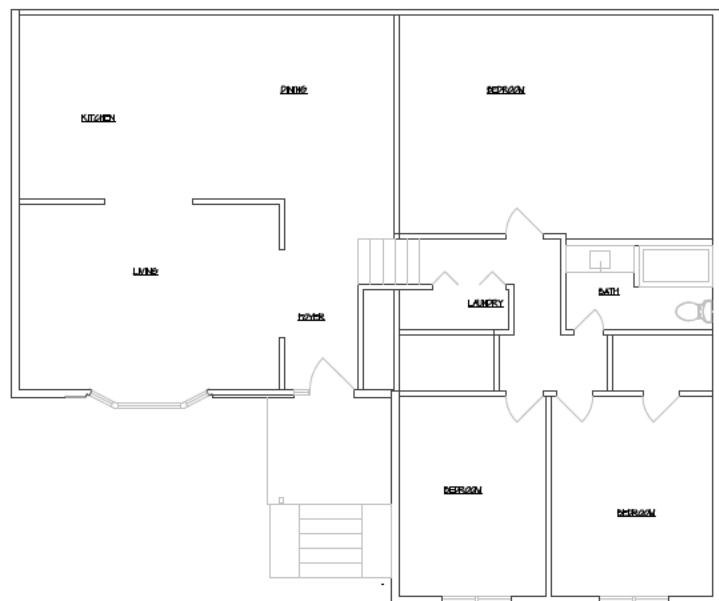


741 N PARKWOOD
ATLANTA GA

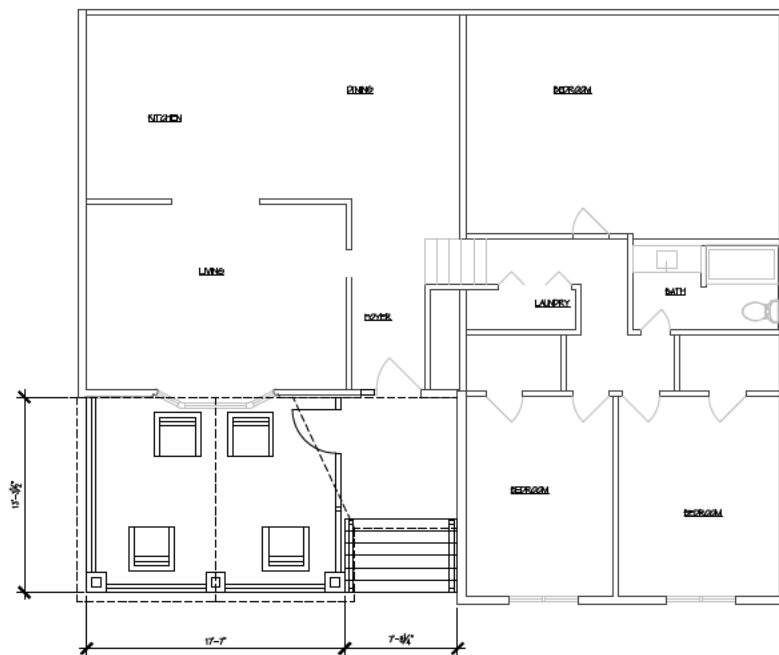
NOT RELEASED FOR
CONSTRUCTION:
7/14/2026

MODIFICATIONS:

A3



1. EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2. PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"