COMMUNITY ENGAGEMENT AND ATLANTA’S HISTORIC PRESERVATION PROGRAM

Georgia Historic Preservation Commission Training
February 14, 2019
Today’s presentation:

- Historic preservation and the City’s overall planning vision and work
- Public involvement in designation and design review
- Types of public notices, letters and signs
- Ways to describe historic preservation
- Community engagement ideas
- Historic preservation approaches
- Why do historic preservation?
Historic Preservation and Atlanta’s Overall Planning Vision and Work
Atlanta City Design envisions what the future of the City could look like. It answers the following questions:

• What do we want our city to look like?
• How do we want it to work?
• What do we want to develop?
• How do we connect it all?
Atlanta City Design was created by residents, visitors, design professionals and urbanists. The design for the City is grounded in five core values:

- Equity
- Progress
- Ambition
- Access
- Nature
OFFICE OF DESIGN
Historic Preservation

Historic Preservation
Federally Funded Projects
Historic Resource Protection
Strategic Thinking
Design Review
Education and Outreach
Federally Funded Projects

Equity
Ambition
Progress
Nature
Access

Include Everyone    Work together    Open Doors    Prioritize People    Elevate Ecology
The City of Atlanta’s Office of Design, within the Department of City Planning, manages the City’s Historic Preservation programs, including:

- Administration of the City’s Historic Preservation Ordinance (current version adopted in 1989):
  - Protects historic buildings, sites or districts by nominating them for designation under the City’s Historic Preservation Ordinance.
  - Maintains the architectural integrity of the City’s protected historic properties by reviewing and approving construction, demolition, and site work (the “Certificates of Appropriateness” process).

- Management of the operations of the Atlanta Urban Design Commission (established in 1975);

- Assistance to property owners, neighborhoods, the general public, and other government agencies about historic preservation in the City, the City’s history, and historic resources; and

- Compliance with federal preservation laws in partnership with other City agencies (the “Section 106 process”).
Summary of the City’s Urban Design Commission:

- Established in 1975 by a City of Atlanta ordinance.
- City policy asks that it identify, protect, enhance, and perpetuate the use of buildings, sites, and districts of special character, historic interest, or aesthetic value.
- Nominates and regulates designated buildings/sites and districts. (Conservation, Historic, and Landmark).
- Comments on City-related projects.
- Comments on zoning actions that effect designated properties.
- Over 20 districts and over 60 individual buildings / sites.
Who is on the Atlanta Urban Design Commission?

- 11 members - all residents of the City of Atlanta.
- Volunteers - appointed to serve three-year terms by the Mayor, groups of City Council members, and the City Council President.
  
  - 2 Architects
  - Landscape Architect
  - Lawyer
  - Land Developer
  - Real Estate Professional
  - Historic Preservationist
  - Artist
  - Neighborhood Representative
  - Urban Planner
  - Historian
Recent Designation Activities:

- Means Street Landmark District  
  February, 2017
- Briarcliff Plaza Landmark District  
  November, 2017
- Pratt-Pullman Landmark District  
  November, 2017
- Rock Springs Presbyterian Church – 1824 Piedmont Rd.  
  March, 2018
- Spring Hill Mortuary - 1020 Spring St.  
  August, 2018
- Ponce de Leon Tourist Home - 881 Ponce de Leon Ave.  
  September, 2018
- Grove Park Apartments - 368 Ponce de Leon Ave.  
  September, 2018
- **Bonaventure-Somerset Historic District**  
  March, 2019
Public Involvement in Designation and Design Review
Public Involvement in the Designation Process:

- Generally neighborhood or property owner initiated
- Public education and outreach process by both the neighborhood leadership and the City before official nomination process starts
Public Involvement in the Designation Process:

- **Notice of Intent to Nominate (NOIN)** to property owners
- **Legal ad** for Urban Design Commission
- Urban Design Commission **public hearing**
- **Notice of Nomination Decision (NOND)** to property owners
- **Agenda** posted for Neighborhood Planning Unit (NPU) review, including neighborhood association review
- **Public Notice Signs** for Zoning Review Board
- **Post card** to property owners for Zoning Review Board
Public Involvement in the Designation Process:

- **Legal ad** for Zoning Review Board
- **Agenda** posting for Zoning Review Board
- Zoning Review Board **public hearing**
- **Agenda** posting for Zoning Committee
- **Agenda** posting for full City Council
- Action by the Mayor
- **Notice of Designation (NOD)** property owners
- **Real Estate Notice** filed with county real estate records for each legal property
Types of Public Notices, Letters and Signs
Notice of Intent to Nominate (NOIN) Letter

Dear Property Owner(s):

Due to its historical, cultural and architectural significance and its location within the City of Atlanta's Historic Preservation Ordinance (see enclosed), Section 16-20.005.B. of the Code of Ordinances of the City of Atlanta, this letter constitutes official “Notice of Intent to Nominate” the property located at 677 BONAVENTURE AVE NE (PIN: 14 001700120842), Land Lot 17, in the 14th District. This property is proposed for nomination to the zoning category of HISTORIC DISTRICT and would be known as the BONAVENTURE-SOMERSET HISTORIC DISTRICT (HD). The Zoning Committee may modify this nomination/mapping ordinance as provided by Section 16-20.006.B. The existing zoning classification for this property is C-4 / B Holm.

The general plat map and general boundary description, attached hereto and incorporated herein, shows the proposed boundaries of the Landmark Building / Site (LBS) designation.

You are hereby further advised that the Urban Design Commission of the City of Atlanta will hold a public hearing regarding this proposed nomination on Wednesday, October 10, 2018, beginning at 4 p.m. This hearing will be held in the Atlanta City Council Chambers, Second Floor, City Hall Complex, 55 Trinity Avenue, S.W., Atlanta, Georgia. Also enclosed is a copy of the Commission’s Rules of Procedure that will be used during the hearing. The owner(s), or his or her representative(s), will have a reasonable opportunity to present testimony and other evidence concerning the historical, cultural and architectural significance of the property, or lack thereof. The public will also be allowed a reasonable opportunity to be heard, and may present testimony or other evidence regarding the same considerations.

Please be further advised that, in accordance with Section 16-20.005.C. of the Code of Ordinances, the property herein referenced is protected and controlled by these regulations to the extent provided by that category of protection to which it has been nominated. This protection begins on the above date of this Notice of Intent to Nominate and continues for a maximum of 180 days. During this interim development control period, no alterations of any kind are permitted on this property unless the required Certificates of Appropriateness for such alterations have been secured from the Urban Design Commission of the City of Atlanta.
Notice of Intent to Nominate (NOIN) Letter

Notice of Intent to Nominate – Bonaventure-Somerset Historic District
September 17, 2018
Page 2 of 2

You are advised to carefully read the enclosed Historic Preservation Ordinance. This Notice of Intent to nominate is the first step in the process of reviewing your property for possible nomination and designation to one of several categories of historic protection. A detailed report on this property prepared by the Urban Design Commission staff will be available for public review approximately ten days prior to the public hearing referenced above.

At the public hearing referenced above, the Urban Design Commission will decide whether or not to nominate your property for designation to a category of historic protection. If the Commission nominates the property, the Zoning Committee of the Atlanta City Council will introduce an ordinance to designate the property to the appropriate category of historic protection. That ordinance will then go through the City’s regular procedures for all zoning issues, which includes another public hearing before the Zoning Review Board, to final designation action by the Atlanta City Council.

For further information or questions concerning this matter, please contact the Urban Design Commission staff at 404-330-6145.

Sincerely,

[Signature]

Douglas H. R. Young, Director
Atlanta Urban Design Commission

and

Assistant Director, Historic Preservation, Office of Design and City Planning (DCP)

Attachments
1. Atlanta Historic Preservation Ordinance
2. General Plat Map and General Boundary Description of Proposed Designation
4. Economic Incentives Summary

cc: W. Young, Commissioner, DCP
Keyetta Holmes, Director of Office of Zoning and Development, DCP
Greg Pace, Interim Director, Office of Buildings, DCP
Steve Johnson, Chief Building Inspector, Office of Buildings, DCP
Nomination / Designation File
NOTICE OF NOMINATION DECISION

February 7, 2013

In accordance with the City of Atlanta’s Historic Preservation Ordinance, Code of Ordinances Section 16-20.005(c), and based on the historic, cultural and architectural significance of the proposed COLLIER HEIGHTS HISTORIC DISTRICT, you are hereby notified that the Urban Design Commission passed a resolution on January 23, 2013 nominating your property for inclusion in the overlay zoning category of Historic District (HD) as part of the COLLIER HEIGHTS HISTORIC DISTRICT, which consists of properties located in Land Lots 206, 207, 208, 209, 240, 211, 238, 239, and 240 of the 14th District, and Land Lots 259 and 260 of the 17th District; Fulton County. The overlay zoning category of Historic District (HD) for the proposed COLLIER HEIGHTS HISTORIC DISTRICT would be added to the existing zoning classification for your property.

A proposed ordinance officially designating said historic district, including your property, will be introduced by the Zoning Committee of the Atlanta City Council. As required of any zoning ordinance, this ordinance will be heard at a public hearing before the Zoning Review Board. Owners, and other interested parties, will have the opportunity to present testimony and other evidence regarding the proposed designation. You will be separately notified of additional details regarding the Zoning Review Board hearing by the Zoning Division of the Office of Planning.

Please be further advised that the property herein referenced continues to be protected and controlled on an interim basis by the regulations contained in Section 16-20.005(c) of the Code of Ordinances. Exterior alterations visible from the public right-of-way require a Certificate of Appropriateness from the Urban Design Commission during this period of interim control, which may last up to a maximum of 180 days.

For further information concerning this matter, please contact the Office of Planning at 404-330-6145.
NOTICE OF NOMINATION DECISION       February 7, 2013

In accordance with the City of Atlanta’s Historic Preservation Ordinance, Code of Ordinances Section 16-20.001 et seq., and based on the historic, cultural and architectural significance of the proposed COLLIER HEIGHTS HISTORIC DISTRICT, you are hereby notified that the Urban Design Commission passed a resolution on January 23, 2013 nominating your property for inclusion in the overlay zoning category of Historic District (HD) as part of the COLLIER HEIGHTS HISTORIC DISTRICT, which consists of properties located in Land Lots 206, 207, 208, 209, 210, 211, 238, 239, and 240 of the 14th District, and Land Lots 259 and 260 of the 17th District; Fulton County. The overlay zoning category of Historic District (HD) for the proposed COLLIER HEIGHTS HISTORIC DISTRICT would be added to the existing zoning classification for your property.

A proposed ordinance officially designating said historic district, including your property, will be introduced by the Zoning Committee of the Atlanta City Council. As required of any zoning ordinance, this ordinance will be heard at a public hearing before the Zoning Review Board. Owners, and other interested parties, will have the opportunity to present testimony and other evidence regarding the proposed designation. You will be separately notified of additional details regarding the Zoning Review Board hearing by the Zoning Division of the Office of Planning.

Please be further advised that the property herein referenced continues to be protected and controlled on an interim basis by the regulations contained in Section 16-20.005(c) of the Code of Ordinances. Exterior alterations visible from the public right-of-way require a Certificate of Appropriateness from the Urban Design Commission during this period of interim control, which may last up to a maximum of 180 days.

For further information concerning this matter, please contact the Office of Planning at 404-330-6145.
NOTICE OF NOMINATION DECISION
February 7, 2013

In accordance with the City of Atlanta’s Historic Preservation Ordinance, Code of Ordinances Section 16-20.001 et seq., and based on the historic, cultural and architectural significance of the proposed COLLIER HEIGHTS HISTORIC DISTRICT, you are hereby notified that the Urban Design Commission passed a resolution on January 23, 2013 nominating your property for inclusion in the overlay zoning category of Historic District (HD) as part of the COLLIER HEIGHTS HISTORIC DISTRICT, which consists of properties located in Land Lots 206, 207, 208, 209, 210, 211, 238, 239, and 240 of the 14th District, and Land Lots 259 and 260 of the 17th District, Fulton County. The overlay zoning category of Historic District (HD) for the proposed COLLIER HEIGHTS HISTORIC DISTRICT would be added to the existing zoning classification for your property.

A proposed ordinance officially designating said historic district, including your property, will be introduced by the Zoning Committee of the Atlanta City Council. As required of any zoning ordinance, this ordinance will be heard at a public hearing before the Zoning Review Board. Owners, and other interested parties, will have the opportunity to present testimony and other evidence regarding the proposed designation. You will be separately notified of additional details regarding the Zoning Review Board hearing by the Zoning Division of the Office of Planning.

Please be further advised that the property herein referenced continues to be protected and controlled on an interim basis by the regulations contained in Section 16-20.005(c) of the Code of Ordinances. Exterior alterations visible from the public right-of-way require a Certificate of Appropriateness from the Urban Design Commission during this period of interim control, which may last up to a maximum of 180 days.

For further information concerning this matter, please contact the Office of Planning at 404-330-6145.

PROPOSED
BONAVVENTURE-SOMERSET HISTORIC DISTRICT
NOTICE OF NOMINATION DECISION:
ATLANTA URBAN DESIGN COMMISSION – October 10, 2018

As required by the City of Atlanta’s Historic Preservation Ordinance, you are being notified that the Atlanta Urban Design Commission approved a resolution (N-18-387) at its October 10, 2018 public hearing officially nominating the proposed BONAVVENTURE-SOMERSET HISTORIC DISTRICT. The proposed HISTORIC DISTRICT includes your property and would be added as an overlay zoning category to the existing zoning category(s) that already apply to your property.

As a result, the Director of the Atlanta Urban Design Commission will introduce an ordinance to the Zoning Committee of the Atlanta City Council officially requesting designation of the proposed HISTORIC DISTRICT, which includes your property. As required of any zoning ordinance, this designation ordinance will be heard at a public hearing by the Zoning Review Board. Owners, and any other interested party, will have the opportunity to present testimony and submit information about the proposed designation at that public hearing. You will be separately notified of the Zoning Review Board public hearing by the Office of Zoning and Development.

Please note that your property continues to be protected on an interim basis by the regulations contained in the City of Atlanta’s Historic Preservation Ordinance, specifically Section 16-20.005(c), for up to 180 days. This interim control period may require a Certificate of Appropriateness from the Urban Design Commission for exterior or site work on the property.

For further information about the proposed designation, please call the Office of Design at 404-330-6145.
Notice of Designation (NOD) Letter
OFFICE OF DESIGN

Historic Preservation

COUNTY

RESTATEMENT OF THE DESIGNATION OF PROPERTY UNDER THE
COUNTY OF ATLANTA'S HISTORIC PRESERVATION ORDINANCE, CODE
OF ORDINANCES OF THE CITY OF ATLANTA, SECTION 16-20.006(e)

TO: THE CLERK OF SUPERIOR COURT

In accordance with the City of Atlanta’s Historic Preservation Ordinance, Code of
Ordinances of the City of Atlanta, Section 16-20.006(e), this will serve as formal
notification that the property known as the Spring Hill Landmark Building / Site
(LBS), which includes the property located at 1020 Spring Street (Tax Identification
Number: 17 01070005021), Land Lot 107 of the 17th District of Fulton County, was
designated as a Landmark Building / Site (LBS) by the City Council and the Mayor
of the City of Atlanta on August 29, 2018, City of Atlanta Ordinance Number 18-O-
1350, which is maintained in the City’s official records of legislative action kept by the
Office of the Municipal Clerk. The official records maintained by the City of Atlanta
indicate that the owner of record for said property, now or formerly, is:

SCI GEORGIA FUNERAL SERVICES LLC

I hereby request that this Certificate of Notification be filed, and appropriately indexed,
in the public records of Fulton County. Furthermore, this Certificate of Notification
must be maintained in the public records of Fulton County until such time as this
designation is withdrawn by the City Council and the Mayor of the City of Atlanta.

Date: November 1, 2018

Douglas Young, Executive Director
Atlanta Urban Design Commission
Office of Design
Department of City Planning
55 Trinity Avenue, S.W., Suite 3350
Atlanta, Georgia 30303
404-330-6145
dyoung@atlanaga.gov
Public Involvement in the Design Review Process:

- Level of public notice depends on the type of project being proposed – the more substantial / complicated, the more public notice:
  - Staff Review – no public notice
  - Type II Commission Review:
    - Agenda posted on City website for at least 7 days
    - Public Notice sign on property for at least 7 days
  - Type III / IV Commission Review:
    - Agenda posted on City website for at least 15 days
    - Public notice sign on property for at least 15 days
    - Post card sent to property owners within 300 feet
October 11, 2016

NOTICE OF PUBLIC HEARING

ADJACENT PROPERTY OWNERS:
You are hereby advised that the following application has been scheduled for a public hearing on Wednesday, October 26, 2016 at 4:00 p.m. in Council Chambers, Second Floor, City Hall, 55 Trinity Avenue, S.W., to be conducted by the Urban Design Commission of the City of Atlanta.

Application Number CA3-16-444

Application for a Type III Certificate of Appropriateness by Vadim Zaitsev, PO Box 78791, (CA3-16-444) for alterations and rear additions. Property is located at 627 Boulevard SE, fronting 54 feet on the west side of Boulevard, beginning 0 feet from the northwest corner of Berne St. Property is zoned R-4, West End Historic District, Land Lot 42, 14th District, Fulton County, Georgia, NPU W, Council District 1.

If you are interested in the proceeding regarding this application, you are advised to appear at the appointed time and place.

For additional information, call the Office of Planning at (404) 330-6145 and refer to the application number cited above.
October 11, 2016

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Application Number CA3-16-444

Application for a Type III Certificate of Appropriateness by Vadim Zaitsev, PO Box 78791, (CA3-16-444) for alterations and rear additions. Property is located at 627 Boulevard SE, fronting 54 feet on the west side of Boulevard, beginning 0 feet from the northwest corner of Berne St.. Property is zoned R-5 / West End Historic District, Land Lot 43, 14th District, Fulton County, Georgia, NPU W, Council District 1.

If you are interested in the proceeding regarding this application, you are advised to appear at the appointed time and place.

For additional information, call the Office of Planning at (404) 330-6145 and refer to the application number cited above.
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If you are interested in the proceeding regarding this application, you are advised to appear at the appointed time and place.

For additional information, call the Office of Planning at (404) 330-6145 and refer to the application number cited above.
Public Hearing Notice Signs

PUBLIC NOTICE: CERTIFICATE OF APPROPRIATENESS
The Atlanta Urban Design Commission shall hold a public hearing on application affecting this property on Wednesday, at 4:00 pm in Council Chambers on the second floor of Atlanta City Hall, 55 Trinity Ave., SW, Atlanta, Georgia. For further information contact the Office of Planning at 404-330-6145
PUBLIC NOTICE: CERTIFICATE OF APPROPRIATENESS

The Atlanta Urban Design Commission shall hold a public hearing on application affecting this property on Wednesday, at 4:00 pm in Council Chambers on the second floor of Atlanta City Hall, 55 Trinity Ave., SW, Atlanta, Georgia. For further information contact the Office of Planning at 404-330-6145
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The Atlanta Urban Design Commission shall hold a public hearing on application affecting this property on Wednesday, at 4:00 pm in Council Chambers on the second floor of Atlanta City Hall, 55 Trinity Ave., SW, Atlanta, Georgia. For further information contact the Office of Planning at 404-330-6145.
Ways to Describe Historic Preservation
Ways to describe historic preservation:

- An affordable housing strategy – long term and strategic
- Housing diversity
- A lens for the future, not a restriction
- A technique to shape future development
- Describe the future in your terms, not somebody else’s
- A community development / revitalization strategy
- Regret reducer
Ways to describe historic preservation:

• Tells the story of the building or place
• Finds and documents stories that are not yet known
• Creates a tangible link to a community’s past
Community Engagement Ideas
Community engagement ideas:

- Let the neighborhood leaders lead
- Make the affected property owners do some of the work to become designated
- Explain exactly what being designated means and does not mean
- Present yourself as neutral party
- Interact with people who don’t like historic preservation or don’t like the idea of a historic district
- Make a connection to the people and stories as much as the architecture
Community engagement questions:

• What you are trying to accomplish with a designation?
• What do you like about your neighborhood?
• Why do you want or need to become a historic district or historic building?
Historic Preservation Approaches
Historic preservation approaches:

- Compatible, but contemporary, infill
- Flexible requirements that are based on the priorities of the proposed area
- Have different levels of historic districts – “traditional” and more flexible?
- Don’t lose the forest to save a tree
- Emphasize the qualities of the place that can’t be reproduced
- Consider the qualities of a place a benefit of authenticity, not a liability
- Differentiate your place from other places
- Avoid regulating stuff that likely doesn’t matter in the long run
Why do Historic Preservation?
Why do historic preservation in your town or city?

- Who is making the decisions about the future?
- You have the ability and the means to do something
- View historic properties in their larger context
- Save the buildings, but loss the windows?
- Conscious decision making - it's not by accident
- Multiple layers of history to be showcased / learned about
- Economic forces - what or who is on preservation's side?
Why do historic preservation in your town or city?

“A snapshot of time.”

“A slice of the town’s history.”

“Old and worth the trouble.”

“Regret only goes one way.”
Every Building or site reflects the values of:

Who **owned** it, 
who **designed / built** it, or 
who **used** it.
Thanks.

Doug Young
404-330-6702 or dyoung@atlantaga.gov

Questions?