



Ansley Park Civic Association

What Happens During a Pause?
March 30, 2022



Ansley Park Civic Association

Ansley Park Civic Association



DESIGNATED ONE OF AMERICA'S 10 GREAT NEIGHBORHOODS!

What happens during a pause?

- APCA desires to maintain civil discourse
- Level-set knowledge about historic designation
- Provide a wider forum for discussion about becoming a historic district

Meeting Objectives

- Hear the case for historic designation (Jennifer Friese) and for maintaining current zoning (John Jordan)
- Discussion, Q&A

Review:

What is a Historic District?



City zoning law provides for neighborhoods or sections to be named historic preservation districts

Currently there are 12 historic districts, 11 landmark districts and 1 conservation district in Atlanta.

Ansley Park Forever is recommending a historic district with subareas for single-family residential, multi-family residential, and green space.



Historic district designation overrides current zoning

Process of obtaining a building permit is subject to a Certificate of Appropriateness which is granted by City staff review or a determination of the Urban Design Commission depending on the work to be done.

Prohibits demolition of front façade of “contributing” structures with hardship exceptions for financial considerations and structural integrity.



Review: Nomination Process

- 10 people can nominate an area for preservation.
- Application requires physical descriptions and photos of all principal buildings in proposed district to determine “contributing” status.
- Interim controls are submitted to be in place during nomination.
- Final approvals from NPU-E, BZA, City Council, and Mayor. Councilmember Wan will require neighborhood vote to sponsor resolution.
- Process takes a maximum of 180 days.





We heard you!

Neighborhood Vote

- At the end of the educational period, APCA will conduct a neighborhood vote to assess how neighbors feel about historic designation.

Process for the Pause



Tonight's Discussion

What Makes Ansley
Park?



Jennifer Friese

ANSLEY PARK FOREVER



Ansley Park Forever was founded with a purpose of investigating historic preservation and educating the neighborhood.

Ansley Park is an Oasis in Midtown

Ansley Park was originally listed
on the National Register of
Historic Places in 1979.



Importance of National Register of Historic Places

- Allows Ansley Park to utilize two laws to protect historic districts from federally funded transportation projects.
 - National Historic Preservation Act, Section 106
 - US Department of Transportation Act of 1966, Section 4(f)
- Enables Contributing houses to qualify to donate a façade easement and qualify for certain rehabilitation tax credits.

The Georgia Trust for Historic Preservation listed Ansley Park as a 2022 “Place in Peril”



[Support](#) ▼ [Our Programs](#) ▼ [Tours & Events](#) ▼ [Our Historic Sites](#) ▼ [For Sale](#) ▼

The Threat

Although the neighborhood is listed in the National Register of Historic Places, it has not been designated by the city as a Local Historic District, which would offer protections from demolition through city ordinance. Without that protection and review, the past decade has seen many historic, architecturally significant homes demolished and replaced with insensitive infill. Nearing a point of no return, the district risks losing its National Register designation—and the valuable incentives that come with it—if too many contributing buildings in the Ansley Park neighborhood are lost, and the city risks losing some of its finest architectural heritage.



What is putting our neighborhood at risk?

- Rezoning near transit 2021 (SAVE ANSLEY PARK)
 - Changes were tabled in 2021
- The City of Atlanta's Comprehensive Development Plan (CDP) will get a major update in 2022
- City of Atlanta is rewriting the entire zoning ordinance
 - Process began in 2016 and the legislation for big zoning changes will come by 2023
- Tree Ordinance rewrite stalled in 2021 but will be restarted
- Status on National Register of Historic Places in jeopardy





What is to be gained by historic designation?

- Protect our status on National Register of Historic Places
- Designation is a zoning tool which provides the neighborhood with decision-making power.
- We have the ability to shape decisions about the future of our neighborhood and ensure new infill fits in size and scale.



An Ansley Park Historic District would be **specific** to Ansley Park.

The historic designation would **replace** current zoning in our neighborhood.



Ansley Park Can Have Responsive Zoning

- First draft of “interim controls” released in February.
- We can shape this tool to work for our neighborhood

Changes made to Draft Interim Controls based on initial neighborhood feedback



LANGUAGE CHANGED TO REFLECT PURVIEW FROM FRONT FAÇADE – INSTEAD OF “VISIBLE FROM PUBLIC RIGHT OF WAY” (PORTION OF SIDE FACADES TBD BY NEIGHBORHOOD INPUT)



GUIDING PRINCIPLE 7 WAS CHANGED TO ENSURE THAT EXISTING MULTI-FAMILY DID NOT FEEL EXCLUDED



PORCH ADDITIONS ALLOWED FOR ANY PROPERTY



NEW ARCHITECTURAL ELEMENTS AND ORNAMENTATION CAN BE ADDED TO CONTRIBUTING HOUSES



FIRE PITS REMOVED AS ACCESSORY STRUCTURE



LOT LINES MAY BE SHIFTED BETWEEN NEIGHBORS

Next steps:
Join us at the
table!

We need input
and
conversation.



Planning a
series of porch
meetings.



Planning more
educational
forums.



Happy to
answer
questions and
find answers to
questions.

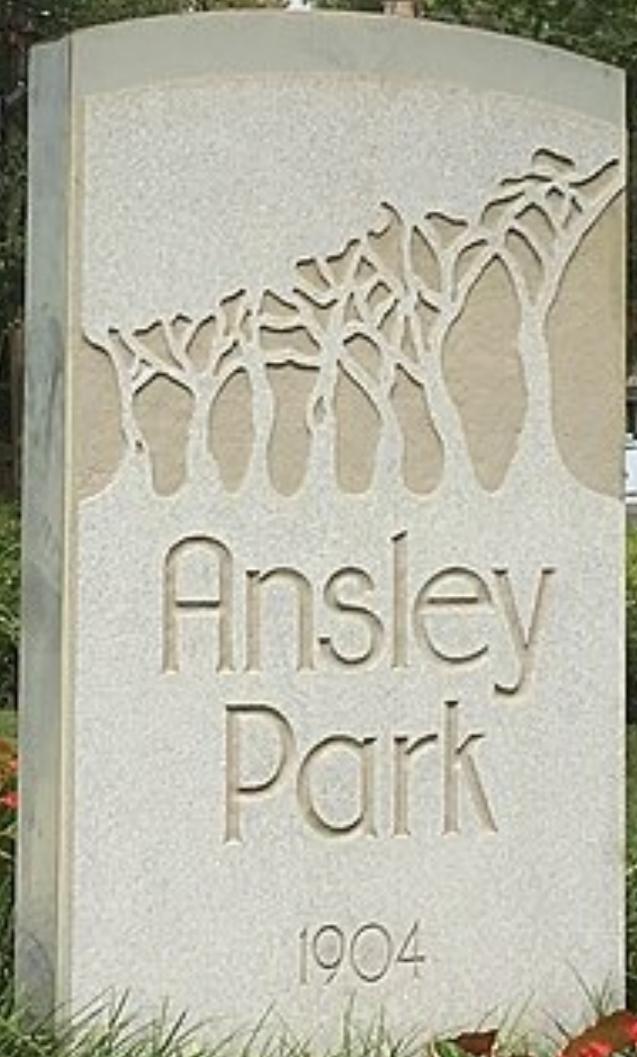


Save Ansley Park past, present, and future

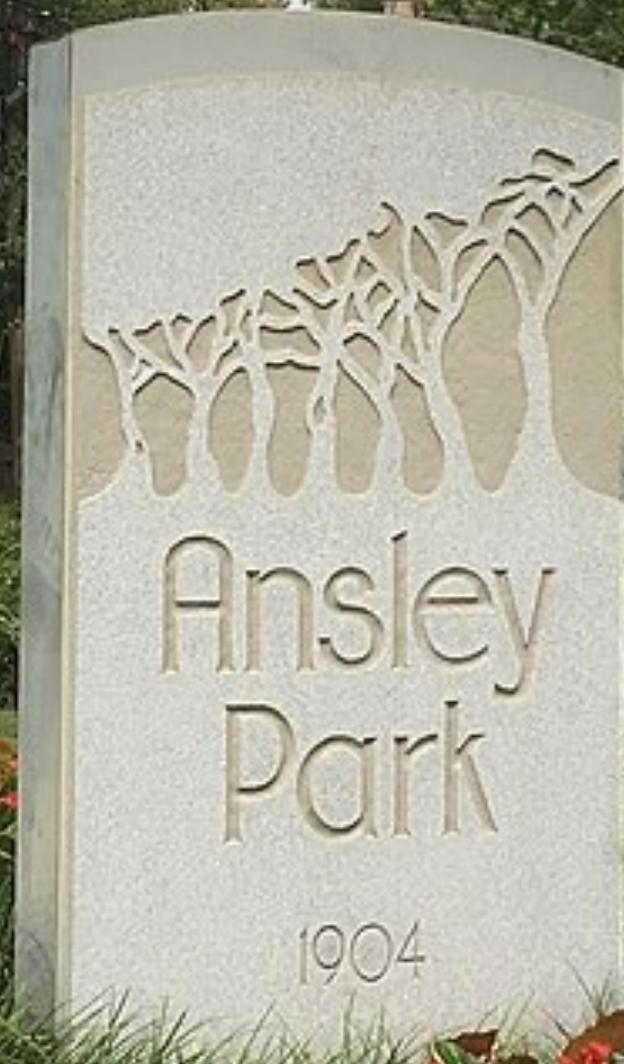


John Jordan

The Best Future for Ansley Park



John Jordan





BEFORE



AFTER



Renovation

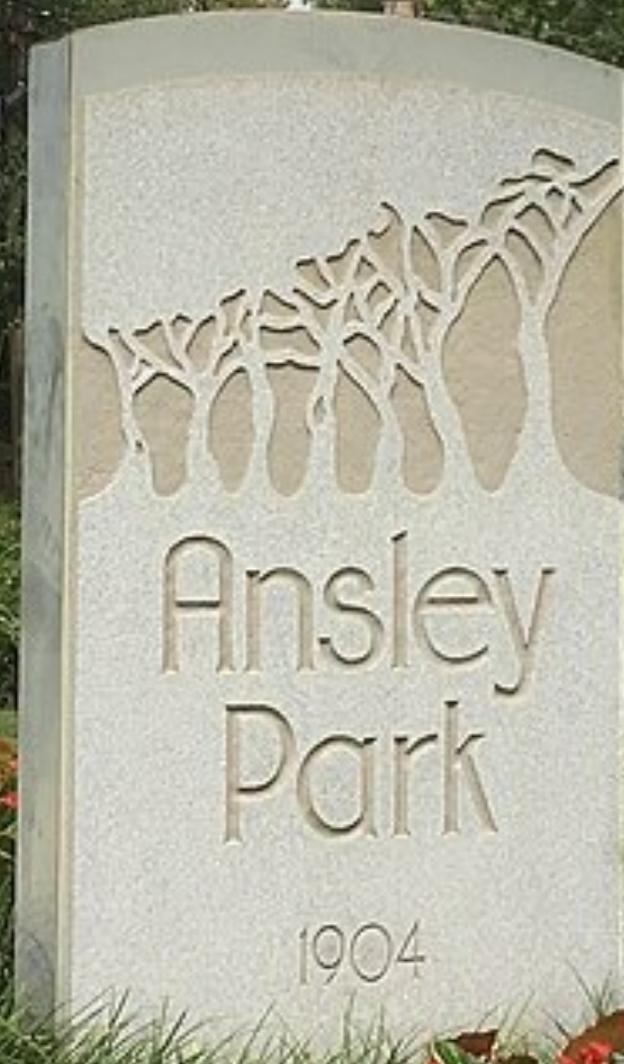


BEFORE



AFTER

Daryn Kagan







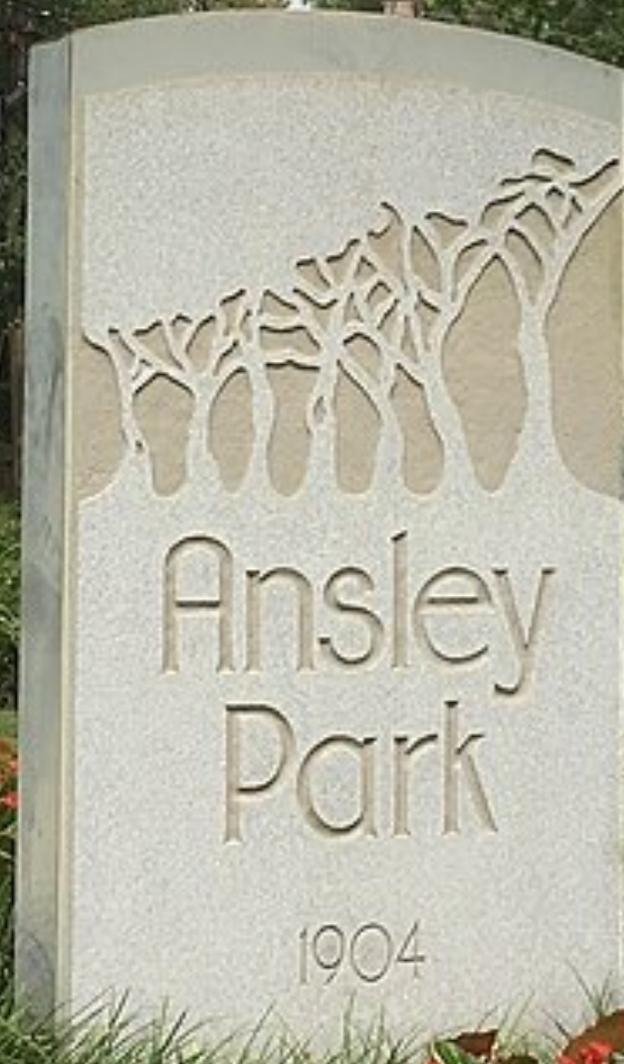




1099

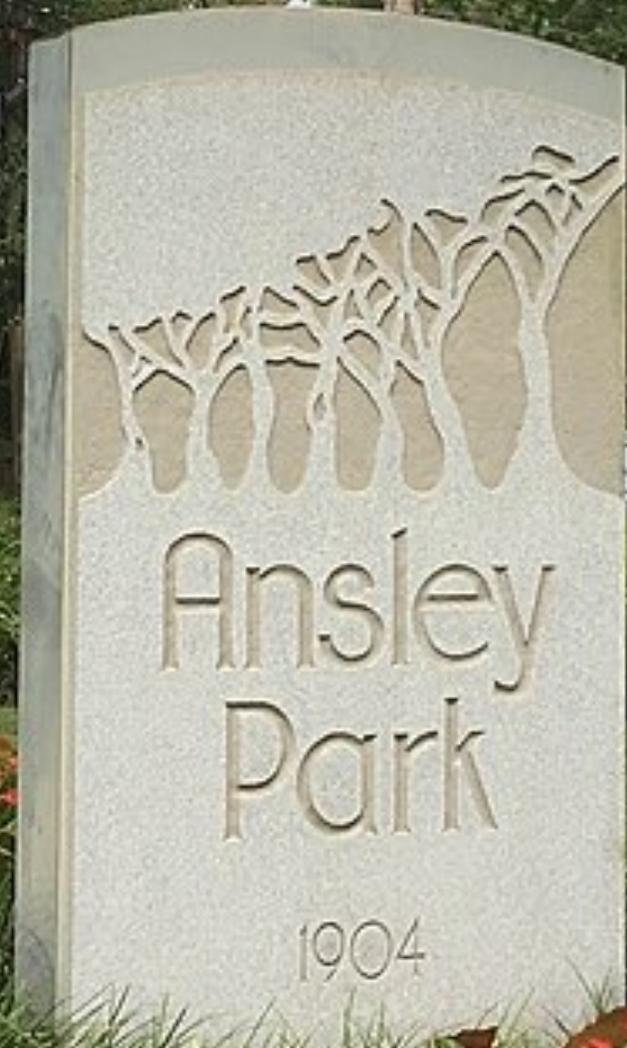


Erin Yarbroudy



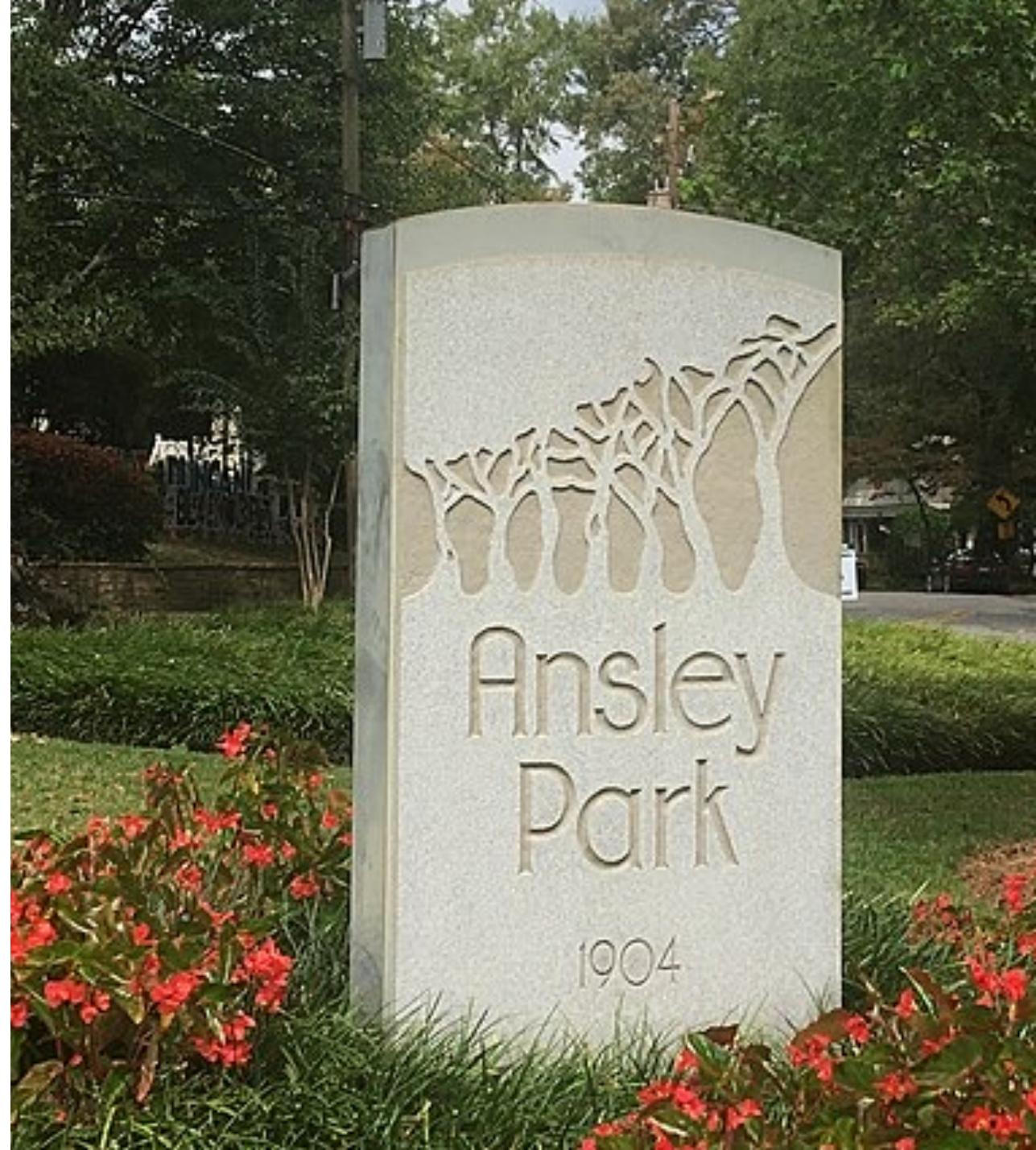


Jim Winer

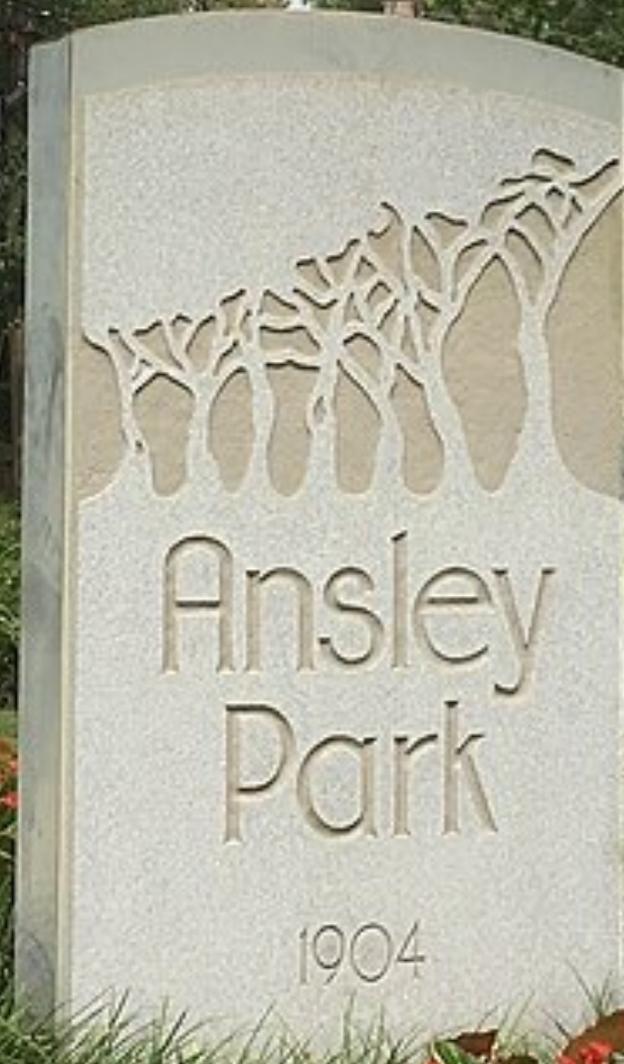


What Historic Preservation Restrictions Mean for YOU

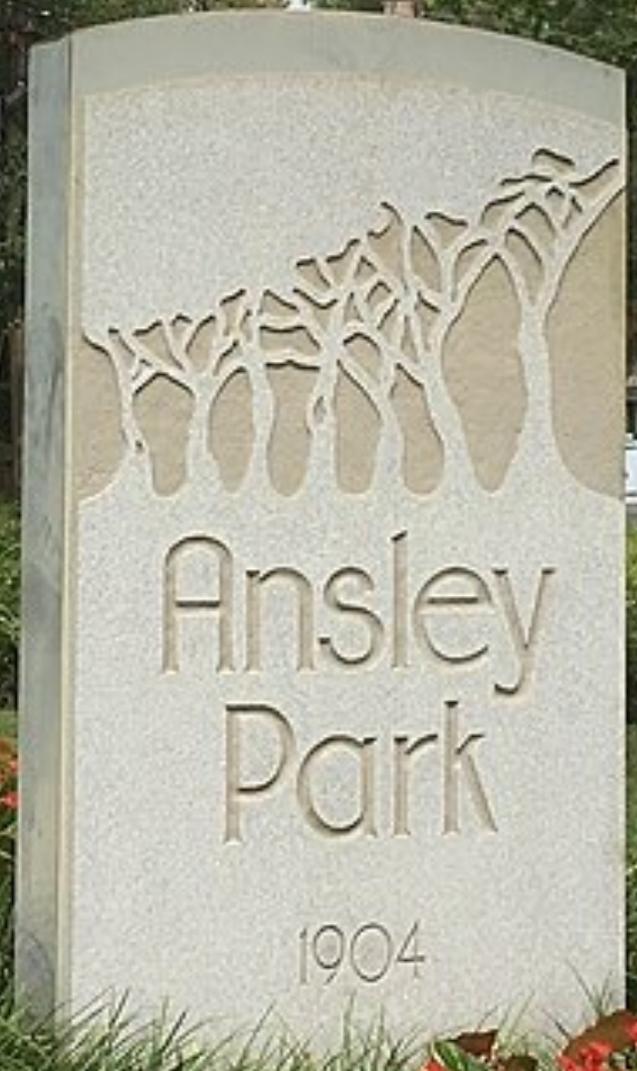
- You have no control of your home's "contributing" status
- Renovations and home improvements become more complicated, expensive and drawn out
- Residents can stop your project if they don't like your design
- No new construction for "contributing" homes.
- This would not be protection from future zoning changes for Ansley Park



Chuck Taylor



The Best Future for Ansley Park



Thank You



Ansley
Park

1904

What's Next?

- Upcoming community meetings
 - Contributing/Non-Contributing Homes
 - City to deliver preliminary determinations
 - Mechanics of Historic District
- Neighborhood Vote





Ansley Park Civic Association



DESIGNATED ONE OF AMERICA'S 10 GREAT NEIGHBORHOODS!

QUESTIONS & DISCUSSION

Please limit your Q&A discussion to 3 minutes per person, so that as many people as possible can speak.

Please write down your questions and leave for us so that we can answer any questions that aren't asked this evening.

Thank you for attending and contributing!