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Preliminary Determination of Contributing / Non-Contributing Status for the Potential Ansley Park Historic District

Prepared by the Office of Design's Historic Preservation Studio - 4/22/2022

Why is this status / determination needed?

When a City of Atlanta Historic or Landmark District is proposed, as a part of the City's official research and analysis process, the City needs to determine which buildings / properties within the proposed district are in fact themselves "historic" or what is known as "contributing" to the proposed Historic or Landmark District. There are always newer or significantly altered buildings and properties within a proposed Historic or Landmark District, which become known as "non-contributing" properties for the purposes of the administration of the Historic or Landmark District procedures and requirements. This "contributing" / "non-contributing" status does potentially impact how or which requirements from the Historic or Landmark District would apply to that particular property.

While the City's Historic Preservation Studio Staff (in the Department of City Planning) makes a preliminary determination / finding as to this status, the final decision about the "contributing" status of a property is made at the first public hearing held during the official designation process by the City's Urban Design Commission - the City's historic preservation commission. This hearing has not occurred yet and the property owners would be officially notified by the City of Atlanta when the hearing would occur, along with other information about a designation process.

What information is used to make this preliminary determination?

The preliminary Historic Preservation Studio Staff determinations are generally based on the property inventory provided by the Ansley Park Forever committee of the Ansley Park Civic Association (which included photographs taken from the public street), known construction dates, limited building histories, and additional known information that was gathered by Ansley Park Forever. As necessary, the Historic Preservation Studio Staff also consulted other information sources including: City of Atlanta property records, Fulton County Tax Assessor's records, aerial photography, "street-view" photography, and other publicly available data to make preliminary determinations regarding the contributing status of a property. Lastly, these preliminary determinations are made independently from the contributing/non-contributing status found in the 1979 listing of the neighborhood on the National Register of Historic Places, though this information is also considered.

What are the criteria used to make this preliminary determination?

The City of Atlanta's Historic Preservation Ordinance (Chapter 20 of the City of Atlanta's Zoning Ordinance) contains a general / base definition of a contributing and non-contributing building / property:

Contributing Building, Structure or Site: A building, structure or site which reinforces the visual integrity or historic interpretability of a district, historic area or historic zone.

Noncontributing Building, Structure or Site: A building, structure or site which detracts from the visual integrity or the historic interpretability of an historic district, area or historic zone.

In applying these two general / base definitions to a potential Ansley Park Historic District, the Historic Preservation Studio staff used the following clarifications / more specific criteria in determining the preliminary contributing / non-contributing status:

- 1.) The existing main building on the property was constructed during the period of significance (1904-1966) as currently defined for the potential Ansley Park Historic District; and
- 2.) The overall massing / shape of the main building remains intact as viewed from the public street; and
- 3.) The location, size, and overall pattern of the majority of the significant exterior features (windows, doors, porches, roof form, etc.) remain on the building; and
- 4.) The exterior of the main building has not been otherwise altered such that it no longer reinforces the visual integrity or historic interpretability of a district.

To be considered "contributing" to the potential Ansley Park Historic District, the main building on the property (house, duplex, triplex, apartment, etc.) must meet *all the above noted criteria*.

What are some examples of the application of these criteria to properties in a potential Ansley Park Historic District?

- A house was built in 1919 (meets criterion #1) but a very significant addition was added to the front façade in the 1970s (does not meet criterion #2). This would be considered “non-contributing”.
- A duplex was built in 1935 (meets criterion #1) but its windows and doors have been significantly moved around (does not meet criterion #3). This would be considered “non-contributing”.
- A house was completely rebuilt in 1980 (not meeting criterion #1) even though it replicated the older house that used to be there. This would be considered “non-contributing”.
- An apartment building was built in 1952 (meets criterion #1) but the windows have all been replaced in their same locations (meets criteria #2-#4). This would be considered “contributing”.
- A triplex was built in 1943 (meets criterion #1) and entire interior has been replaced but the exterior is intact (meets criteria #2- #4). This would be considered “contributing”.
- A house was built in 1925 (meets criterion #1) but its porch has been enclosed with glass, retaining the main elements of the original front porch (meets criteria #2-#4). This would be considered “contributing”.