Juman Park

Design Guidelines

Juman Park Historic District

August 2005

Inman Park is a tremendous and valuable resource - a neighborhood conceived and occupied by turn-of-the-century leaders - and later saved and salvaged by the foresight and inspirational efforts of a nascent neighborhood coalition, who valued the community's heritage, initiated preservation measures, and provided the vital leadership necessary to secure Inman Park's legacy.

intent & purpose

The purpose of this publication is to provide information to educate and guide the public during both project development and design review. As a user-friendly guide to local historic preservation, it also offers a thoughtful and sensitive approach to heritage preservation and cultural resource management in Inman Park.

Design guidelines are commonly adopted by historic communities to facilitate change, so that the new will complement the old. The purpose of such guidelines is to provide information to assist decision makers — property owners, developers, contractors, and reviewers — during project development. Design guidelines provide visual examples to encourage appropriate design proposals and offer positive design solutions.

inman park historic district regulations

Herein, design guidelines serve as a road map to help navigate the design review process and assist interpretation of local regulations, specifically Subarea 1. Design guidelines illustrate and give color to the black and white text of the law. Guidelines serve to further clarify the Inman Park Historic District Regulations by providing purpose, context, definitions, graphics, and references in a more easily digestible format.

These illustrated guidelines are based upon and are intended to clarify and simplify the Inman Park Historic District Regulations for Subarea 1 codified in the City of Atlanta's Zoning Ordinance (see appendix and check city contacts for subsequent code amendments). The guidelines neither displace nor override the regulations in instances of discrepancy.

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Table of Contents

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acknowledgments

This project was initiated and guided by the Historic Preservation Committee of the Inman Park Neighborhood Association on behalf of current and future citizens of Inman Park. Throughout the course of this project, IPNA leaders have provided continuous support and commitment to achieve a custom product. Additional gratitude is due to Doug Young, Public Information Officer for the Atlanta Urban Design Commission, for grant administration and coordination.

Kenneth L. Kocher,
Piedmont Preservation, 2005




Inman Park survives as an early suburban development, replete with the amenities and joys of small town living within a short distance of downtown Atlanta. The neighborhood is important as Atlanta's first planned residential community and as one of the nation's first garden suburbs - recognized for its significance in terms of architecture, landscape architecture, and community planning.

Today's Inman Park residents were not the first citizens to desire suburban living in proximity to downtown. This 19th-century picturesque suburb echoes the highly influential plan of Riverside, a design by Frederick Law Olmsted situated on the outskirts of Chicago. Such early garden suburbs capitalized upon the concept of establishing a neighborhood in a country-like atmosphere while convenient to the central business district. Inman Park exhibits the typical large lots, curving streets, and open park areas throughout the neighborhood.

1993 Aerial
photograph - USGS

Named for the project financier and cotton broker Samuel Inman, Inman Park was conceived and developed by entrepreneur and builder Joel Hurt with landscape designer James Forsyth Johnson. In 1889, Hurt auctioned generous lots upon which fashionable Victorian mansions would be built, and Inman Park was born. In the center of his new neighborhood, Hurt set aside ten acres for Springvale Park with Crystal Lake, and the Olmsted Brothers (sons and successors of Frederick L. Olmsted) landscaped the grounds with exotic trees and shrubs - many of which had never been seen in Atlanta. Hurt also envisioned Atlanta's first electric streetcar system to give Inman Park residents easy access to the city center, a mere two miles away.

Residence of Joel Hurt
167 Elizabeth Street - Inman Park
photograph - Georgia State Archives

Well appointed with a park, a lake, and lush landscaping, as well as connecting to Atlanta's electric streetcar line, Inman Park attracted prominent Atlanta families – such as the founder of the Coca-Cola Company; former Governors Candler and Colquitt; and financier Ernest Woodruff and his son Robert. Such prosperous citizens retained well known architects and landscape architects of the day to design grand homes and lovely settings. High style residences, as well as more modest cottages and bungalows, sprang up as Inman Park evolved from concept to neighborhood.

By the turn-of-the-century, most of Inman Park's landmark houses were built, but changes were taking place that Hurt had not envisioned. As the motorcar made outlying suburban development possible, Hurt's wealthy clients sought larger and grander homes in newer communities to the north that were accessible only by automobile. In 1910, city lot restrictions lapsed, allowing large lots to be subdivided into lots for smaller homes. Within months, developers moved in to build speculative houses far smaller and much closer together than the grand Victorian mansions. Housing styles had also changed with the century. Asymmetrical, highly decorative Victorian building styles were set aside for simpler lines influenced by the Arts & Crafts movement.

reference

"Inman Park Historic District: National Register of Historic Places," 1973, 1986.

"Inman Park Historic District: Local Designation Report," 2002.

"Joel Hurt and the Development of Atlanta, Atlanta Historical Society," 1955.

Working class people became the primary inhabitants of Inman Park, bolstered by another surge of building in the 1930s when small brick homes filled the remaining lots on the Mesa (originally a park bordered by Euclid Avenue, Edgewood Avenue, and Waverly Way). After World War II, landlords built government-financed apartment housing for returning servicemen and their new families, and many longtime residents and war widows converted Inman Park's larger homes into apartments and boarding houses. Regardless of early grandeur and significance, 20th century changes in zoning and land use, trends to subdivide and speculate, and the onslaught of the automobile culture eventually led to the neighborhood's deterioration. By the 1950s, homes were divided into as many as ten rental units; the lake was infilled; and Springvale Park divided in half.

Then, concurrent with the advent of the national preservation movement in the 1970s, early urban pioneers formed Inman Park Restoration, Inc. and began the revitalization of the neighborhood. This early preservation force successfully reversed detrimental zoning changes which had gone from single family residential to multi-family and ultimately to commercial and industrial. Two years of hard work resulted in returning the neighborhood to single-family residential land use. Inman Park Restoration, Inc. met the next threat – a proposed multi-lane, limited access commuter roadway through historic Atlanta – head-on. The group was instrumental in limiting the impact of this potentially damaging plan. Inman Park Restoration, Inc. has since become the Inman Park Neighborhood Association.

Craftsman Style Residence
166 Elizabeth Street - Inman Park
photograph - Georgia State Archives

In 1973, Inman Park received national recognition and was listed in the National Register of Historic Places as a direct result of increased awareness, appreciation, and investment. The eastern portion was added to the Register as the Moreland Historic District in 1986 and both sections have recently been enlarged (2001 and 2003 respectively). In 2002, the neighborhood was successful in obtaining local designation as a historic district under Atlanta's Comprehensive Historic Preservation Program.

Inman Park's significance lies in its notable plan, its architect-designed homes, and distinctive landscape features, which served as a model for the design of other Atlanta suburbs in the late 19th century. However, the neighborhood also serves as an important role model and mentor for metropolitan historic communities who desire to celebrate and protect their heritage.




Inman Park initiated historic preservation measures to preserve, enhance and perpetuate a precious legacy - its history and character. Today, residents live in an environment protected from insensitive and inappropriate change. By preserving its unique historic character, the neighborhood ensures that future generations will enjoy the benefits of Inman Park's rich heritage.

national recognition

Inman Park is significant in terms of community planning, landscape architecture, and architecture as an example of the typical late 19th-century picturesque suburb (conceived in a form similar to Olmsted's Riverside) and for its influence upon the development of other Atlanta suburbs. Accordingly, the Inman Park Historic District received national recognition by its listing in the National Register of Historic Places (1973, as amended).

National Register status formally outlines the neighborhood, denotes why it is individually significant, and enables historic property owners to participate in federal/state tax incentive programs. However, such status provides little in the way of real protection. Protection from demolition, insensitive changes, and other adverse impacts comes only from local designation.

local designation

In 2002, the Inman Park Historic District was officially designated under Atlanta's Comprehensive Preservation Program, gaining the true protection that an area of this quality deserves and needs in order to survive metropolitan trends. Local designation provides for the preservation and protection of the district through the design review process.

Local designation highlights community heritage and protects the unique historic, cultural, and aesthetic character of the community. Designation also guides change and development within the designated district, including both historic and non-historic properties, by making design review requisite for any proposed changes in the outlined district.

atlanta urban design commission

The Inman Park Historic District is protected from insensitive and inappropriate change by design review. Design review is a service provided for Atlanta's historic districts, landmarks, and historic properties by the Atlanta Urban Design Commission (UDC). Established in 1975, UDC is comprised of eleven city residents, each with a required professional background and appointed by the Mayor and the City Council.

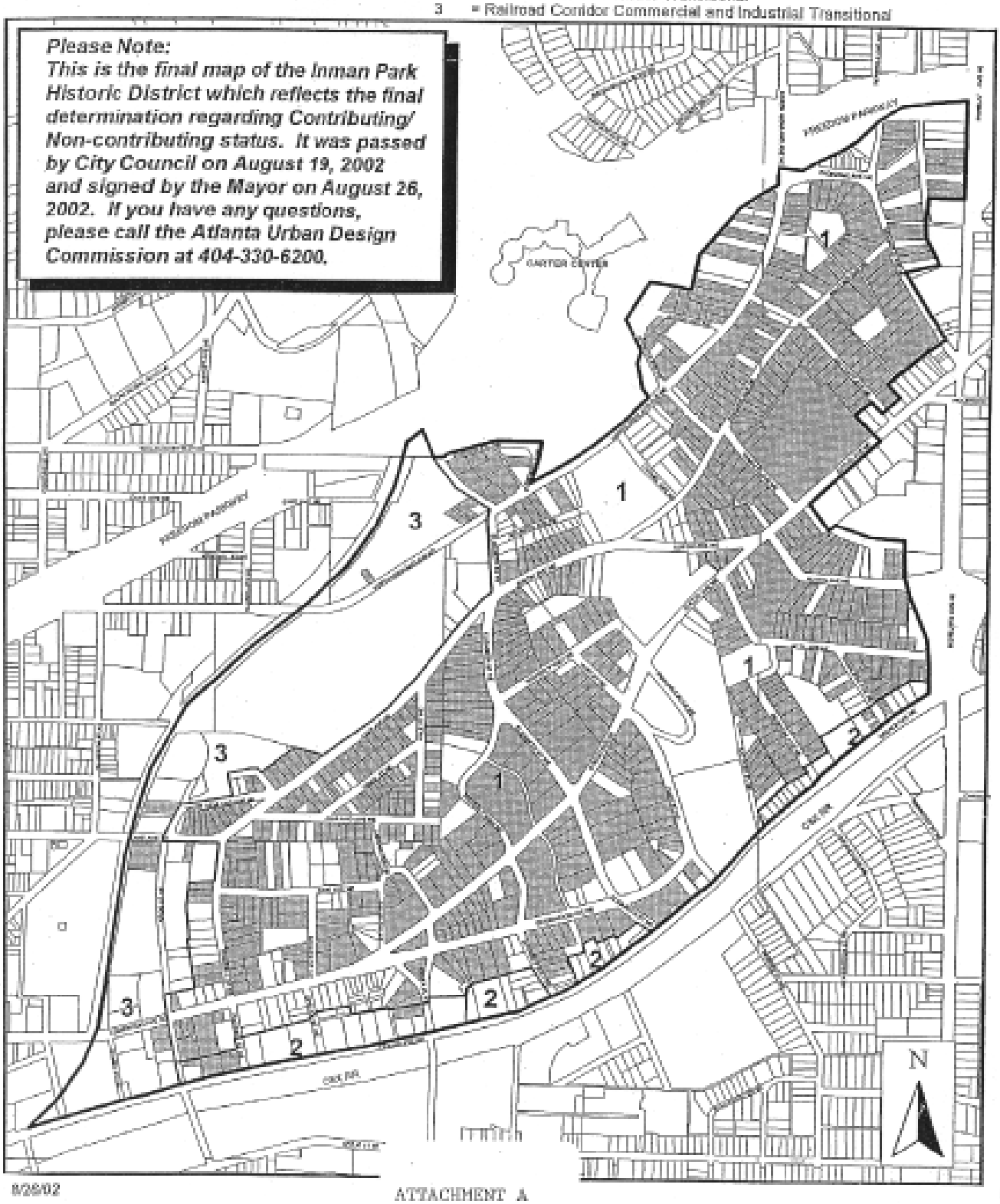
The Commission is responsible for identifying and protecting historic resources, raising public awareness and appreciation of these assets, and promoting a high quality of design and construction in the City's built environment; however, the most important and time-consuming responsibility is that of design review, whereby the UDC evaluates the compatibility and impact of proposed changes.

Inman Park Historic District (Chapter 20L)

= Contributing Bldngs. within the District

Subarea Designations
1 = Inman Park Core
2 = DeKalb Avenue Corridor Transitional
3 = Railroad Corridor Commercial and Industrial Transitional

Please Note:
This is the final map of the Inman Park Historic District which reflects the final determination regarding Contributing/ Non-contributing status. It was passed by City Council on August 19, 2002 and signed by the Mayor on August 26, 2002. If you have any questions, please call the Atlanta Urban Design Commission at 404-330-6200.



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ATTACHMENT A




Inman Park

's unique residential character is a direct result of the construction patterns, building forms, available materials, and architectural styles popular during its period of development. The significance of the Inman Park Historic District is based in part upon its wealth of architectural character, primarily homes influenced by the Victorian era or the early decades of architectural modernism.

Buildings are commonly identified by architectural style, a method of classification primarily based upon the external ornamentation or decoration of a building. When all the defining aspects of a particular style are present, a building may be labeled as **high style**. If only a few stylistic details are present, the building is referred to as influenced by a style or as having **elements of a style**.

High style buildings are fewer in number and are often designed by an architect; whereas, buildings with elements of a style are quite frequently local interpretations of an architectural style. The stylistic influences most prevalent in Inman Park are identified herein by style, era of construction, common elements, and a representative photographs.

Queen Anne [1880-1910]

roof - multiple gables, accent turret

detail/material - clapboard, patterned surfaces, spindlework

door - often asymmetrically oriented

window - varied, oversized, and decorative

porch - one-story wrap, balcony

reference

***A Field Guide to American Houses, Virginia and Lee McAlester*, 2003.**

***Identifying American Architecture: A Pictorial Guide to Styles & Terms*, John J.-G. Blumenson, 1977.**

- roof - usually gabled (T-shape and L-shape)
- detail/material - clapboard, Victorian inspired ornament primarily porches/cornices
- door - usually symmetrically oriented
- window - double-sashed, regularly spaced
- porch - asymmetric and symmetric, one-story

Folk Victorian [1870-1910]

The Folk Victorian Style is predominantly characterized by Victorian detailing applied to simple and rectilinear folk house forms; thus, the detailing is usually limited to the porch and roof line. Removal of these decorative elements would reveal a basic house form typical of 1850-1890 (e.g. central hall cottage, I-house, gable ell, or pyramidal cottage). Detailing is typically more subdued or a less costly interpretation, such as sawnwork in lieu of spindlework balustrade. Folk Victorian characteristics are readily differentiated from true Queen Anne examples by the use of symmetrical facades and lack of varied exterior surfaces.

The Queen Anne Style is one of several popular styles during the late Victorian period, when structures were characterized by multi-textured or multi-colored walls, strongly asymmetrical facades, and steeply pitched roofs. Stylistic details of this period were mixed freely leading to exuberant homes with lots of visual interest. Queen Anne characteristics appear on examples from modest cottages to high-style landmarks.

The Richardsonian Romanesque Style, following in true Victorian form, has a complex exterior which extends internally to an irregular floor plan. Arches and arcades often punctuate fenestration. A masonry exterior and a tower - or two - are defining Richardsonian Romanesque characteristics.

Richardsonian Romaneque [1880-1900]

- roof - hipped with cross-gables and conical towers
- detail/materials - masonry (brick and stone), terra cotta accents, lintels, arched openings, deep reveals
- door - asymmetrically oriented
- windows - complex and varied
- porch - commonly recessed porches

Colonial Revival [1880-1955]

- roof - varied with centered gable, dormers
- detail/material - clapboard, brick, pediments, classical columns
- door - typically symmetrically oriented
- window - double-sashed, diamond panes
- porch - full-width and porte cochere

The Colonial Revival Style was one of the first styles of the Eclectic movement, reflecting a renewed interest in classical and colonial architecture. Colonial Revival characteristics emphasized symmetry and hierarchy of details, rather than the Victorian interest in asymmetry and varied details and materials.

- roof - hipped with low pitch, dormers
- detail/materials - clapboard, classical columns, pediment with heavy entabulature
- door - always symmetrically oriented
- windows - double-sashed, spaced and paired
- porch - full-height, full-facade

Neoclassical [1895-1950]

The Neoclassical Style represents the recycling of interest in the Greek temple form. Differing from its earlier cousins (Early Classical and Greek Revival), these homes use attenuated and squared interpretations of earlier classical elements. A roofline balustrade is often a defining element of the Neoclassical Style.

Craftsman [1905-1930]

- roof - gabled with low pitch
- detail/materials - clapboard or novelty board, knee braces, half-timbering, exposed rafters
- door - framed by sidelights
- windows - multi-over-one, often casements
- porch - columns on piers, porte cochere

The Craftsman Style represents one of the true shifts toward modern architecture. Whereas Victorian homes are heavily detailed and complex, the Modern movement following World War I shifted to cleaner lines and simpler details. Homes of this era usually feature deeper overhangs, exposed structural elements, and a horizontal emphasis. High-style interpretations are fairly rare, and one-story modest examples are commonly referred to as bungalows. The Craftsman Style was tremendously popular and prolific.

Juman Park

Design Guidelines

Review

Juman Park Historic District

Inman Park

Historic District and its property owners witness the advantages of increased neighborhood stability and a built environment protected from unsympathetic changes. The Atlanta Urban Design Commission (UDC) protects the rights and investments of all property owners by preserving and maintaining visual character and reviewing applications for Certificate of Appropriateness (COA).

Certificate of Appropriateness Process

PROJECT DEVELOPMENT

Identify proposed work and property status.

Use the design guidelines and references to the regulations to craft a good proposal.

Will work involve a change to an exterior feature?
- alterations or additions,
- new construction, or
- site changes, relocation, or demolition.

NO

YES

Is the property **LOCALLY DESIGNATED** as part of the Inman Park Historic District? Check with staff regarding **map updates**.

Note: Includes **historic** and **non-historic** properties.

YES

NO

step 1: Obtain appropriate application materials from the Atlanta Urban Design Commission and **check the deadline schedule**.

step 2: Submit 1) completed application, 2) original signatures, and 3) all supplemental material by **5:00 p.m.** on the appropriate deadline.

step 3: After submitting the application to the AUDC, applicants are *encouraged* to contact the IPNA VP for Preservation (at Historic.Preservation@inmanpark.org) to determine whether an Immediate Neighbor meeting is necessary and, if so, to set one up.

step 4: The Commission staff will:
1) distribute copies of your application materials to the Commission members for review.
2) prepare a staff report to review the application for compliance with the City's Historic Preservation Ordinance and other regulations specific to your review.

Copies of the Staff Report are given to the Commission, faxed to the applicant, and made available to the public prior to the meeting.

step 5: Consult the deadline schedule for the **hearing date** that corresponds to your application deadline.

The Atlanta Urban Design Commission (UDC) regular meetings are:
when: 2nd and 4th Wednesday of every month
time: 4:00 p.m.
where: City Council Chambers
The UDC is comprised of 11 city residents, each with a required professional background and appointed by the Mayor and the City Council.

PUBLIC HEARING

step 6: At the Commission meeting, each applicant will have **10 minutes to present** his/her application.

Anyone opposing the proposed work will also have 10 minutes to make a presentation.

Commission members may ask questions of the applicant and other parties. The Commission will make a decision on the application.

NOTE: Applications for the demolition of a building or site may require further procedures.

OR

Approval of application OR
Approval of application with conditions

Denial

You will be unable to obtain a building permit.

You may submit a **revised application**, taking into account the Commission's objections to the proposed work.

You may **file an appeal** in Fulton County Superior Court within 30 days of the Commission's decision.

BUILDING PERMIT

You may apply for a **Building Permit**.

Proposed work must also comply with existing zoning, building, sign, and landscape ordinances.

Role of the Commission

- Charged with the identification and protection of buildings, sites and districts that have special character, historic interest, or aesthetic value.
- Charged with raising awareness of and appreciation for buildings, sites and districts that have special character, historic interest or aesthetic value.
- Charged with promotion of a high quality of design and construction in the City's built environment.
- Responsible for the nomination and regulation of buildings and districts which are designated as Historic Buildings or Sites, Landmark Buildings or Sites, Conservation Districts, Historic Districts, or Landmark Districts.
- Responsible for review and comment on projects that involve City of Atlanta property, rights-of-way, or parks.
- Responsible for review and comment on the capital expenditures by other public agencies or authorities that are required to submit plans for review by the City of Atlanta.
- Responsible for review and comment to the Zoning Review Board and Board of Zoning Adjustment on any proposed action pending before those boards regarding any building, site, or district that have been designated under the City's historic preservation ordinance.
- Responsible for providing technical assistance and public information to property owners, residents, and others interested in historic preservation, the City of Atlanta's history, the historic resources within the City of Atlanta, or other related subjects.

Role of the Property Owner

- Responsible for helping to maintain the distinctive character of the Inman Park Historic District.
- Responsible for submitting an application requesting an approval of a Certificate of Appropriateness (COA) prior to beginning work.
- Responsible for checking deadlines, reviewing the application checklist, and submitting an application complete with support materials.
- Responsible for making a presentation to the Atlanta Urban Design Commission.
- Responsible for complying with existing zoning, building, sign, and landscape ordinances and applying for the necessary permits.
- Responsible for completing work only as approved within the COA.




Inman Park, as a locally designated historic district, requires that a Certificate of Appropriateness (COA) must be issued by the UDC prior to obtaining a building permit for change to the exterior of any building - historic or non-historic. The COA process, also know as design review, involves a public hearing and affords the neighborhood an opportunity to comment.

What is design review?

The historic preservation ordinance provides for review, interchangeably known as either the COA process or the design review process. Design review consists of the evaluation of any proposed exterior work upon a designated property. Both minor and extensive projects must be reviewed and approved prior to beginning work. The design review process is often triggered by a building permit application; however, building permits can not be issued until design review is complete and a COA issued.

Which properties require design review?

All designated properties require design review. Designated properties include all properties within the historic district. Please note that design review covers both historic and non-historic properties. The city's official zoning map depicts the Inman Park Historic District and a smaller version of the map is included in this booklet. Contact the Atlanta Urban Design Commission to confirm whether or not a property is inside the Inman Park District.

What type of work requires design review?

All work involving a change to an exterior feature of a designated property requires design review. Projects that physically alter the property include but are not limited to:

- changes to exterior of buildings,
- changes to the setting,
- new construction, and
- relocation or demolition.

Neither interior alterations nor a change in the use of the property require a COA; however, other municipal requirements may apply. The preservation ordinance applies only to the external appearance of the property and regulates neither land use nor zoning.

Ordinary repairs and maintenance or painting/repainting do not require a COA.

What is a certificate of appropriateness?

When planning a work project, an owner must submit a completed application for a Certificate of Appropriateness (COA). A Type II, Type III, or a Type IV COA application may be necessary dependent upon the type of proposed work (see regulations or application packet as noted below). Applications are available from and should be submitted to the Atlanta Urban Design Commission. The deadline schedule is included in the application package.

reference

District Regulations 16-20L.005.2

Application Packages & Deadlines - www.atlantaga.gov/government/urbandesign/forms.aspx

Utilizing established review standards, the UDC decides to approve or deny the application. If the application is approved, design review is complete and a Certificate of Appropriateness is issued.

What should the application include?

In order that the Commission may make an informed decision, complete applications require relevant support materials, for example:

- scaled site plans
- photographs - building and site
- photographs - neighboring properties
- elevations
- floor plans
- product specifications

The application and relevant support materials must be submitted together, and all materials must be dated. Sufficient copies will include 2 scaled set of plans with 12 reductions (no smaller than 8.5" x 11") and 12 copies of all other materials. The UDC may elect to defer applications insufficient to evaluate the proposal.

What happens if work begins prior to a COA?

If work is initiated prior to approval of a COA application and/or obtaining a building permit, a stop work order may be issued. If these requirements are not met, the property owner may face fines or an order to restore the original condition of the property.

Where can additional assistance be found?

This booklet outlines design guidelines which are useful for project planning; however, the UDC does not actually develop plans or designs. Property owners are encouraged to review the design guidelines set forth in this booklet prior to planning any rehabilitation work or new construction. Familiarity with the design guidelines will facilitate design review. Additional reference sources are included in the rear of this booklet for your convenience. For information concerning the process or for assistance with the preparation of the application, please contact staff of the Atlanta Urban Design Commission.

- Make sure to review the COA Application Package - Step by Step Checklist.

Are there any other procedures to be followed?

Review of projects by the UDC may not be the only review required before work may proceed. Other city departments and boards may be required to examine a project for compliance with:

- land use and zoning regulations,
- sign ordinances, and,
- building and fire codes,
- tree and landscape ordinances.




Inman Park uses basic preservation principles and established review standards. The Atlanta Urban Design Commission judges how well each application submitted meets the established review standards. For this neighborhood, the preservation yardstick is officially codified and entitled within Section 16 – Zoning Ordinance, Article 20L – Inman Park Historic District Regulations.

secretary of the interior's standards

In order to increase objectivity and insure consistency in the decision-making process, standards are established for each historic district based upon its distinct developmental history and neighborhood character. Standards are in no way intended to prevent growth and development, rather their purpose is to encourage orderly, creative, and compatible development within the historic district. Additionally, specific standards may also be outlined for different subareas located within the district. Such is the case with the Inman Park Historic District.

However, the basic review standards are fundamentally similar. For instance, most historic district regulations and design guidelines are based upon the same principals – the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Both expanded and illustrated versions are available via the internet for a greater understanding of rehabilitation concepts as conceived at the national level.

The Inman Park Historic District Regulations use these 10 basic preservation tenants as the very foundation for the General Criteria.

reference

Secretary of the Interior's Standards for Rehabilitation

www.cr.nps.gov/hps/tps/tax/rehabstandards.htm

Illustrated Guidelines for Rehabilitating Historic Properies

www.cr.nps.gov/hps/tps/tax/rehabstandards.htm

District Regulations - www.atlantaga.gov/government/boards/districtregulations.aspx

compatibility rule

In establishing the regulations of the Inman Park Historic District, the intent is to ensure that alterations and new construction are compatible with the historic design, scale, and general character of:

1) the entire district as it existed in 1945,
2) the contributing structures in each subarea, and,
3) the contributing structures in the immediately adjacent environment of a particular block face.

Further, the intent is to ensure that lot platting is compatible with the historic platting pattern of that area and specifically of a particular block face as it existed in 1945.

Block face is a simple way of referring to the structures and features along only one side of the street between two intersecting streets. Each block face is a microcosm of the subarea and the district and merits individual attention.

- A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
- Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
- Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

General Critieria - 16-20L.005.1

Compatibility Rule 16-20L.005.1.d

Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure. Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.




Juman Park

Design Guidelines

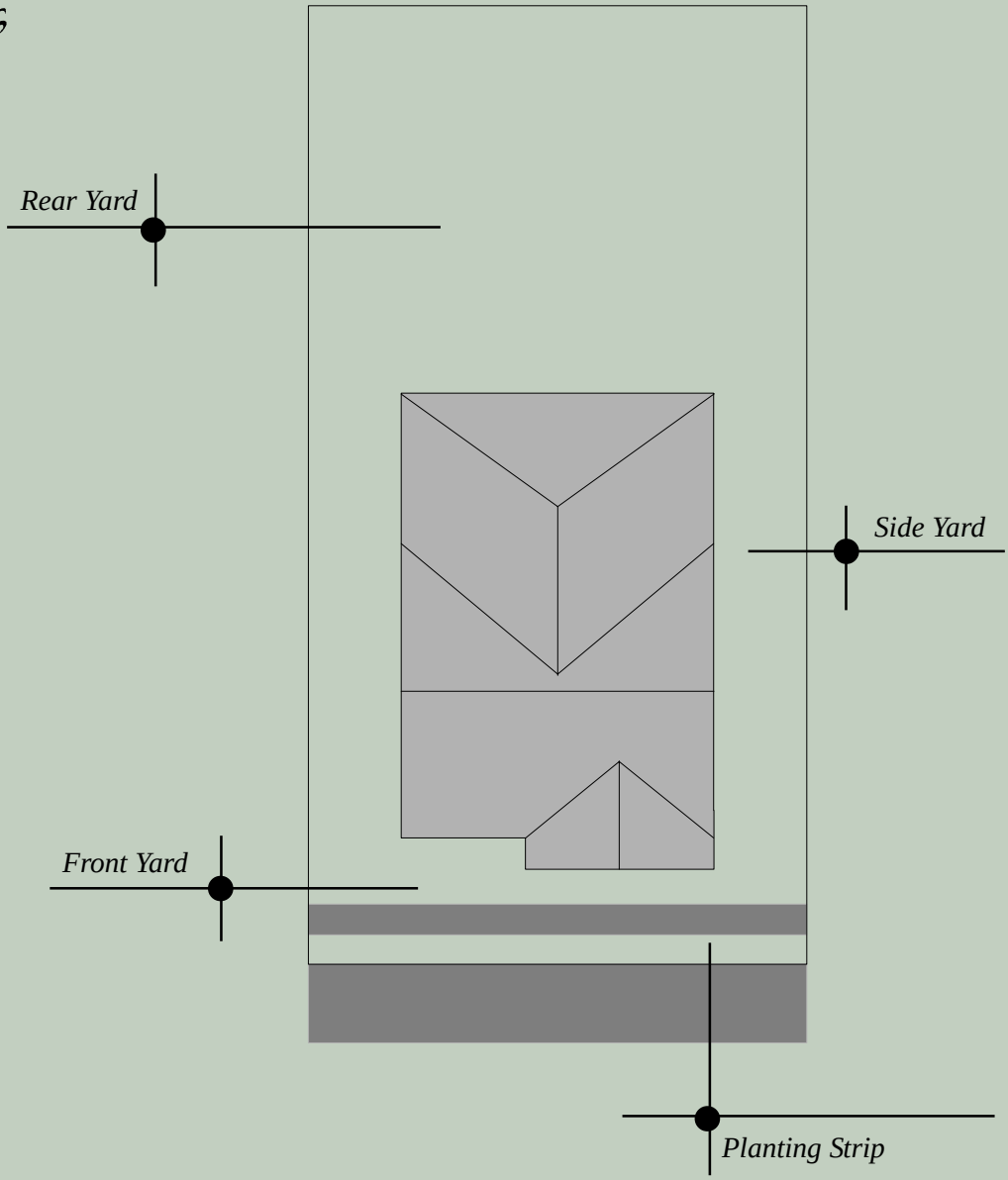
Site Features

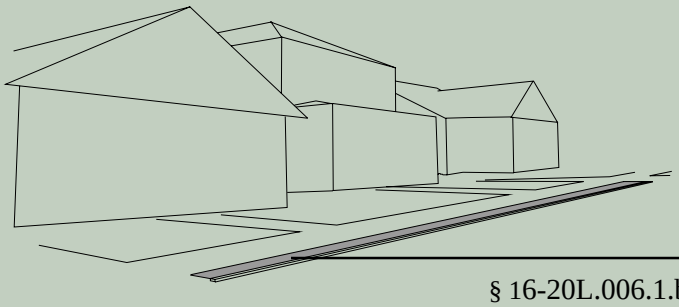
Juman Park Historic District

Open Space

the areas around each house – known as yards – are as important to the character of the district as the buildings. Just as historic houses transition from the more public realm of the front porch through the living room to more private spaces so too do yards progress from the front yard through the side yards to the more private back yard.

Basics





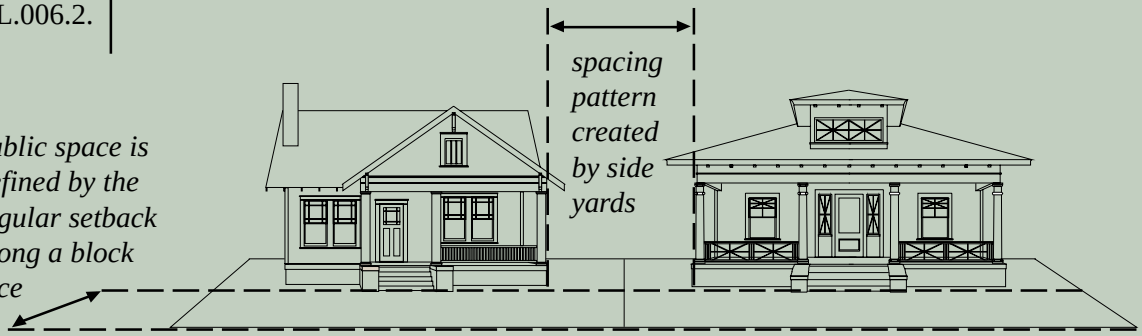
During new construction of new primary structures, an unpaved planting strip adjacent and parallel to the public street shall be provided. The compatibility rule shall apply to the dimensions and location of planting strips.

§ 16-20L.006.1.b.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

New primary structures should conform to the existing rhythm by respecting the established pattern of front, side, and rear setbacks within the block face. New construction should not break with the established pattern. For further guidance see *Placement* in the *Infill Construction* section.

§ 16-20L.006.2.



Additions to existing houses should not disrupt the existing rhythm by breaking the established pattern of front, side, and rear setbacks within the block face.

§ 16-20L.006.2.

§ 16-20L.006.1.i.

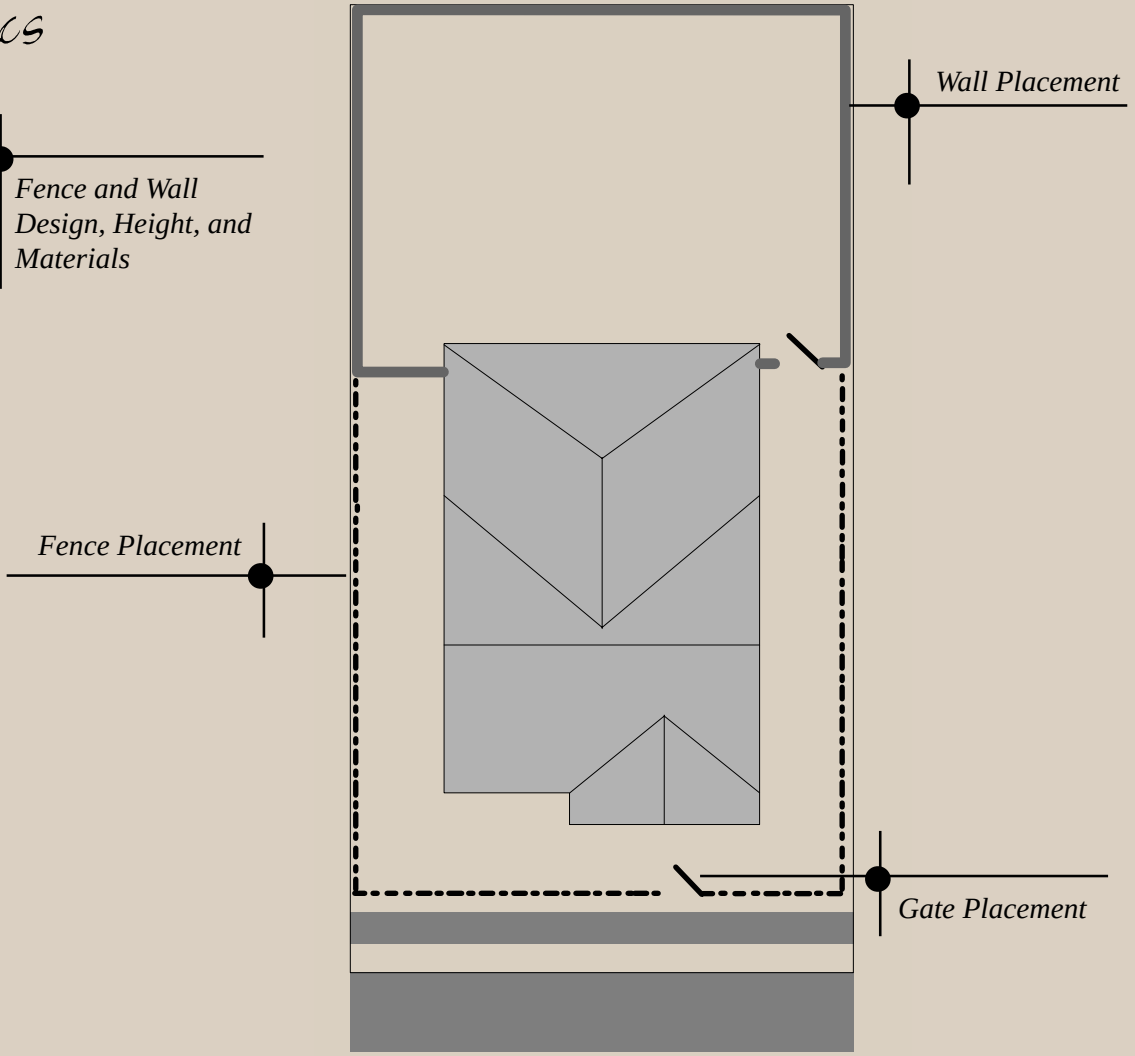
Front porches on new primary structures may extend up to ten feet into the required front yard, but should not substantially break the established line established by adjoining porches within the block face.




Fences & Walls

are significant site elements in historic districts. Traditionally used as boundary identifiers, fences are now also used to provide privacy. The use of tall, solid fences has increased as Americans increasingly value a sense of privacy. When properly placed such fences can achieve their aim without negative impact.

Basics



§ 16-20L.005.1.b.v.

Existing historic fences and walls are significant historic features that should be repaired rather than replaced or removed.

Should a historic fence or wall need to be replaced, the replacement should match the original in material, height and design.

§ 16-20L.005.1.b.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

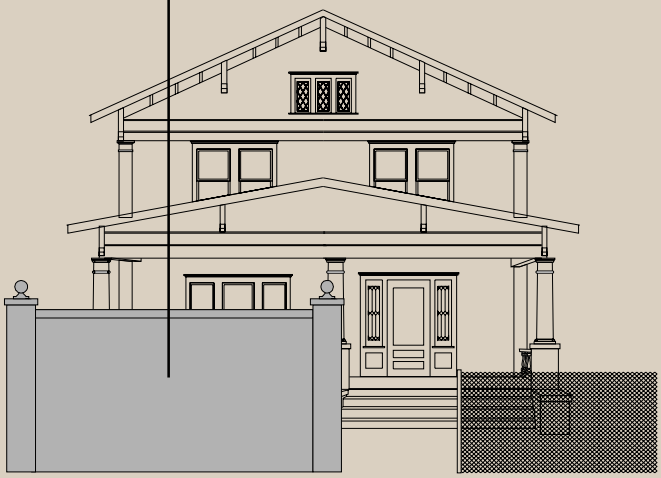
New front yard fences must follow established precedent within the block face. Front yard fences must not exceed four feet in height. The fence design should be consistent with the style of the house on the property. Fence material may be brick, stone, ornamental iron, or wood pickets.

§ 16-20L.006.1.l.i.
§ 16-20L.006.1.l.iii.

this fence is not compatible with the style of the house or those of the block face and is therefore *INAPPROPRIATE*

§ 16-20L.006.1.l.i.

Walls, excluding retaining walls, are not permitted in the front yard or in other yards adjacent to public streets.



NOT ALLOWED

Chain link fencing is not permitted in front yards or in other yards adjacent to public streets.

§ 16-20L.006.1.l.iii.

§ 16-20L.005.1.b.iii.

New side and rear yard fences and walls must not exceed six feet in height. Side yard privacy fences are best placed well behind the front wall of the house. Avoid the use of vinyl fencing. The use of dark vinyl coating for chainlink fencing is encouraged as is vegetative screening.

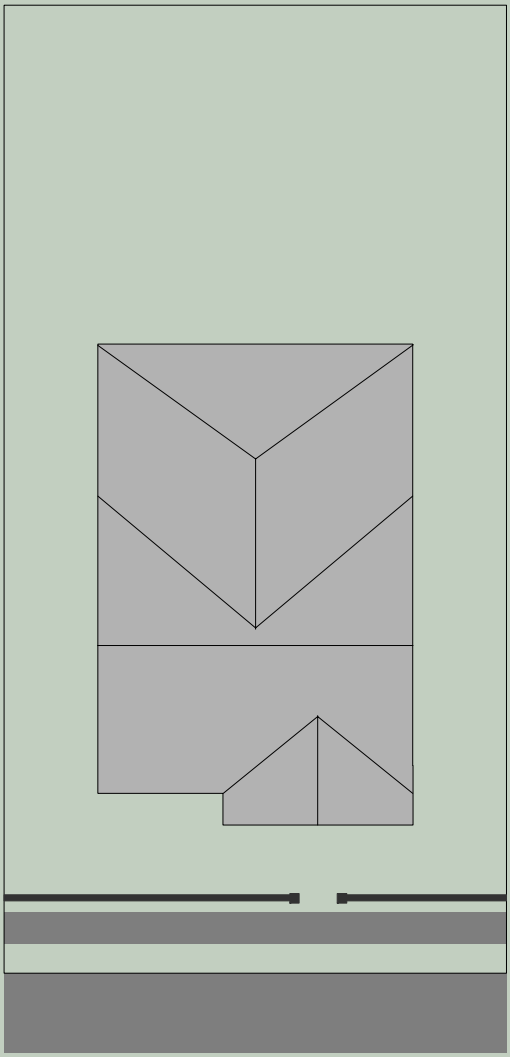



Retaining Walls

are a prominent feature of the Inman park neighborhood because of the hilly terrain. The materials and craftsmanship of historic retaining walls differ greatly from those found in newer sections of the city. Ranging from small coping walls along sidewalks to taller structures holding back soil, retaining walls contribute to the unique feel of the area.

Basics

Retaining Wall Design, Height, and Materials



Retaining Wall Placement

§ 16-20L.005.1.b.v.

Existing historic retaining walls are significant historic features that should be repaired rather than replaced or removed.

Should a historic retaining wall need to be replaced, the replacement should match the original in material, height and design.

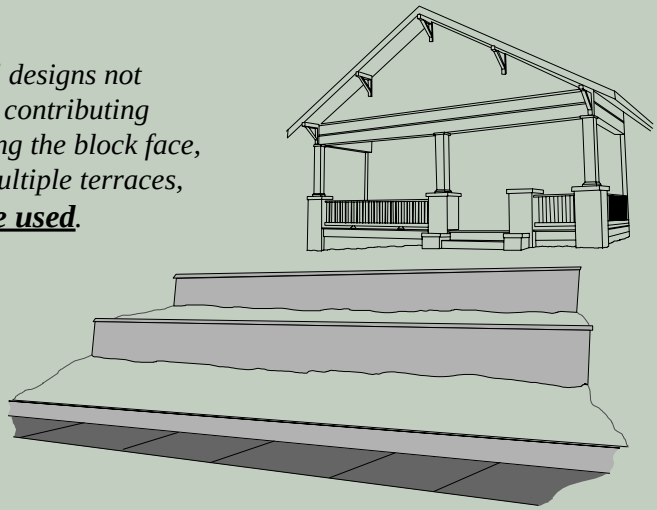
§ 16-20L.005.1.b.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

New retaining walls in front yards or in a required yard adjacent to a public street that are visible from a public street or park must follow established precedent within the block face.

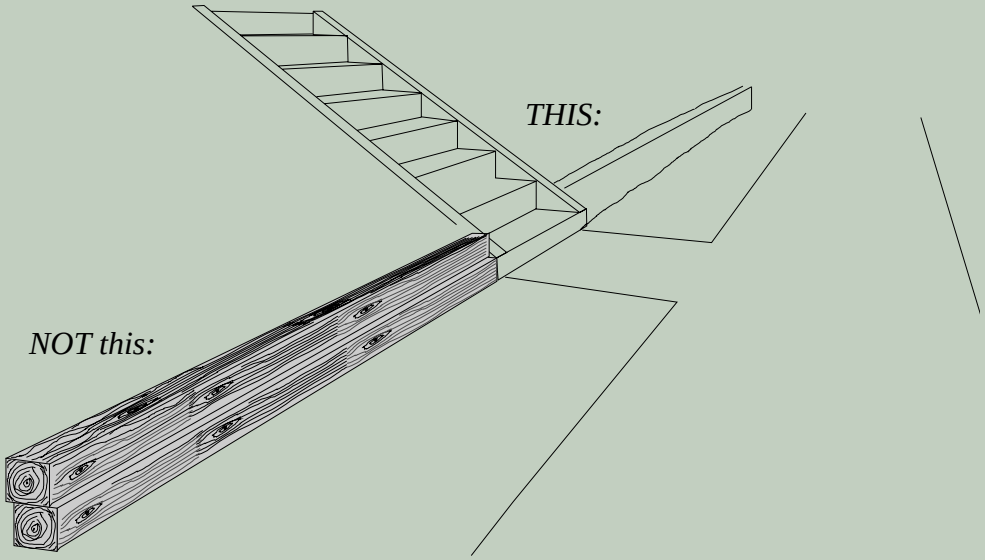
§ 16-20L.006.1.m

Retaining wall designs not established by contributing properties along the block face, for example multiple terraces, ***should not be used****.*



§ 16-20L.006.1.m

New retaining walls in front yards or in a required yard adjacent to a public street that are visible from a public street or park must be faced with stone, brick, or smooth stucco.



§ 16-20L.006.1.m

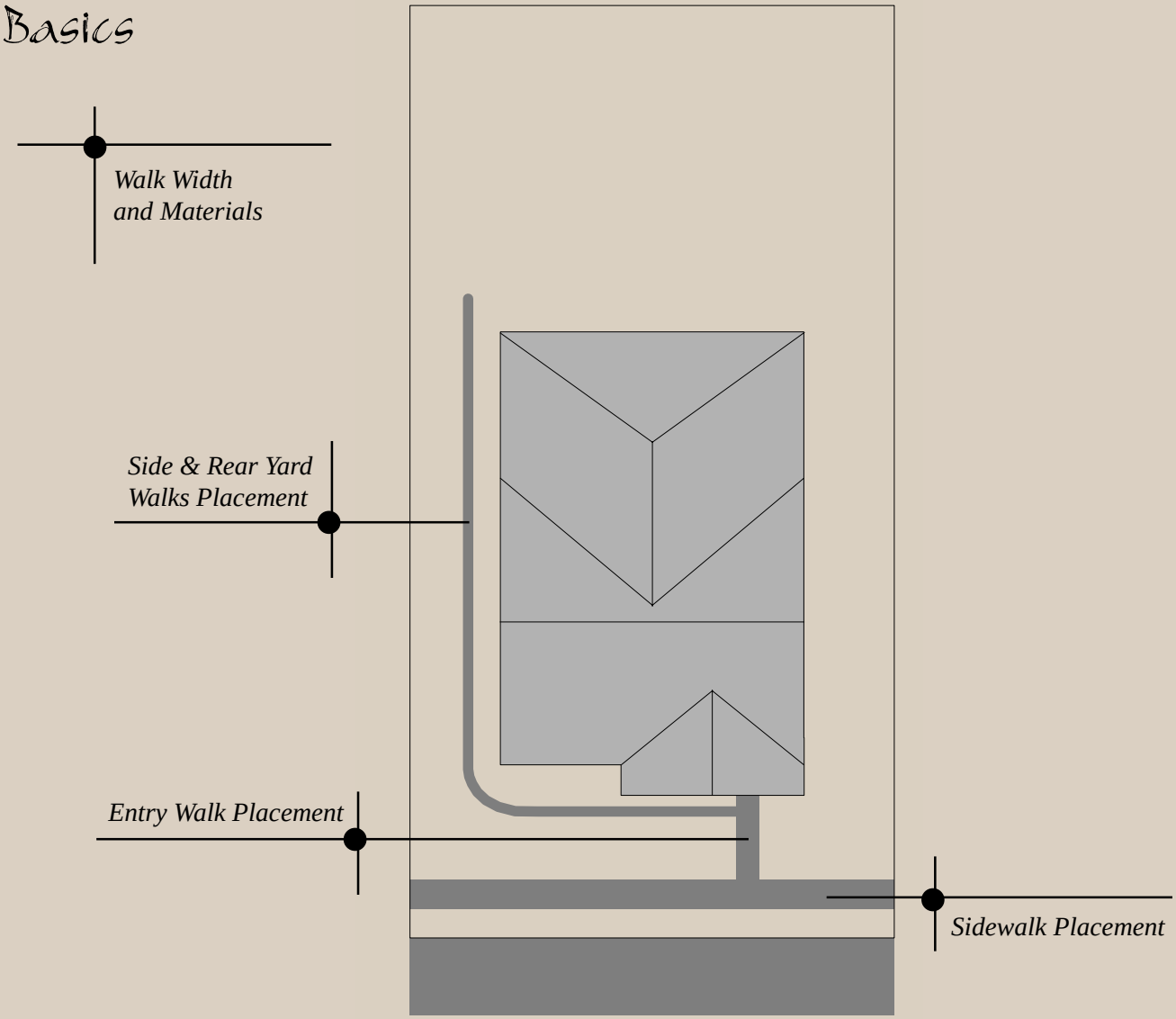
No single section of new retaining walls in front yards or in a required yard adjacent to a public street that are visible from a public street or park may exceed four feet in height - unless this pattern is established by contributing properties in the block face.




Walkways

connect the individual properties within a neighborhood and serve the purpose of maintaining and promoting the pedestrian environment and scale typical of historic districts. Entry walks connect individual properties to the sidewalk and the rest of the district. Within each property are also paths allowing owners to enjoy their landscape.

Basics



Existing historic walks are significant historic features that should not be removed. Should a historic walk need to be replaced, the replacement should match the original in material an design.

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

During new construction of new primary structures, a sidewalk between the planting strip and the required front yard and parallel to the public street shall be provided. The sidewalk shall be the same width as the sidewalk on abutting properties or it shall be the width required by law, whichever is greater. If no sidewalk exists in the block, the new sidewalk shall not be less than six-feet wide. If no sidewalk paving material predominates in the block, the sidewalk shall be constructed of the historically accurate material for that block, either hexagonal cast pavers, concrete inlaid with hexagonal imprint, or brick.

§ 16-20L.006.1.c.

The placement of new entry walks should follow established precedent within the block face. During new construction of new primary structures, a paved walkway from the front sidewalk to the front entry of the principal structure must be provided.

§ 16-20L.006.1.d.

The design of new walks – straight or curving, with or without steps, curbed or not – should be inspired by historic walks in the same block face and by the style of the house.

§ 16-20L.006.1.d.

Rear and side yard walks are generally appropriate. Avoid excessive paving of these areas.

§ 16-20L.005.1.b.ix.

Some walkway materials used historically include: poured concrete, hexagonal cast pavers, square cast pavers, brick, and pea gravel. Asphalt is not permitted.

§ 16-20L.005.1.b.ix.
§ 16-20L.006.1.q.vii.(1)

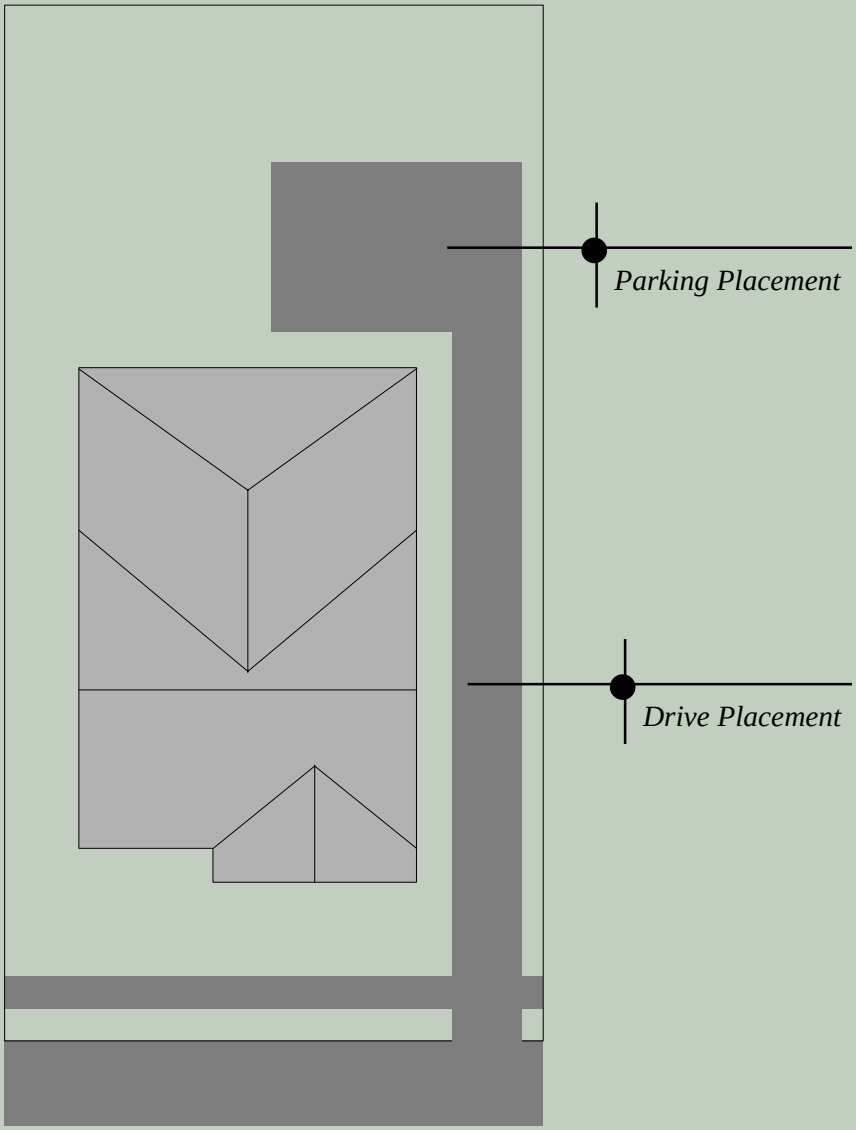



Driveways & Parking

connect properties to the street and often reflect the area's adaptation to the advent of the automobile. Parking areas are another such adaptation that can have a significant negative impact when improperly placed.

Basics

Drive Width, Drive and Parking Materials



Parking Placement

Drive Placement

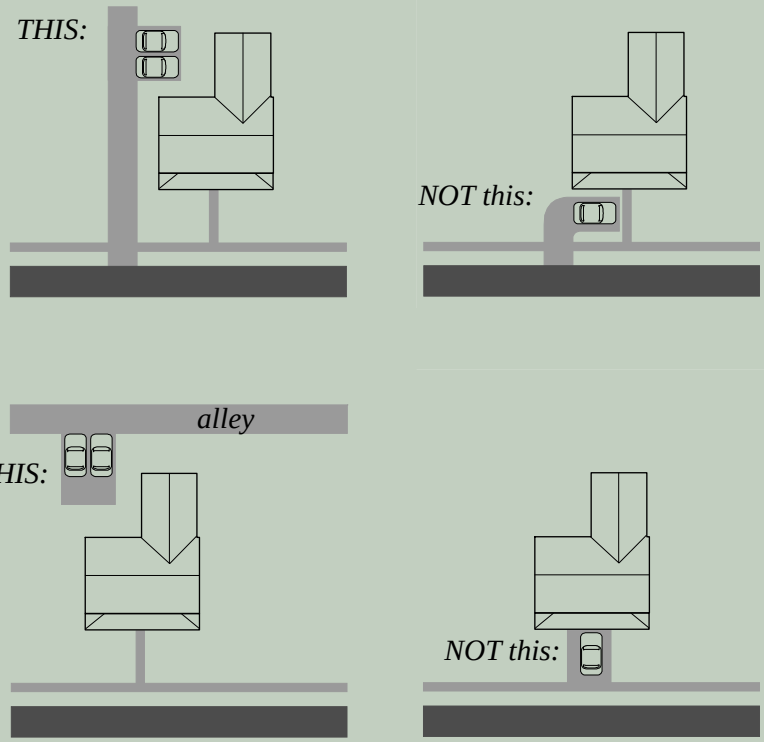
Existing historic drives are significant historic features that should not be removed. Should a historic walk need to be replaced, the replacement should match the original in material an design.

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

The placement of new driveways should follow established precedent within the block face. The most common placement in the district is directly along side the house. Rear drives accessed by alleys are permitted and encouraged. No variance is required for driveways coming off of an alley.

§ 16-20L.006.3.c.



§ 16-20L.006.3.a.
§ 16-20L.006.3.b.

Parking areas should be located to the rear or side of houses. Off street parking may not be placed between the house and a public street. Nor is parking allowed on front walks.

Driveways shall not exceed a width of ten feet not including the flare at the street. Side by side driveways are not permitted except upon approval of the urban design commission.

§ 16-20L.006.3.d.
§ 16-20L.006.3.e.

Some appropriate driveway and parking area materials include: poured concrete, brick, and pea gravel. Asphalt is not permitted.

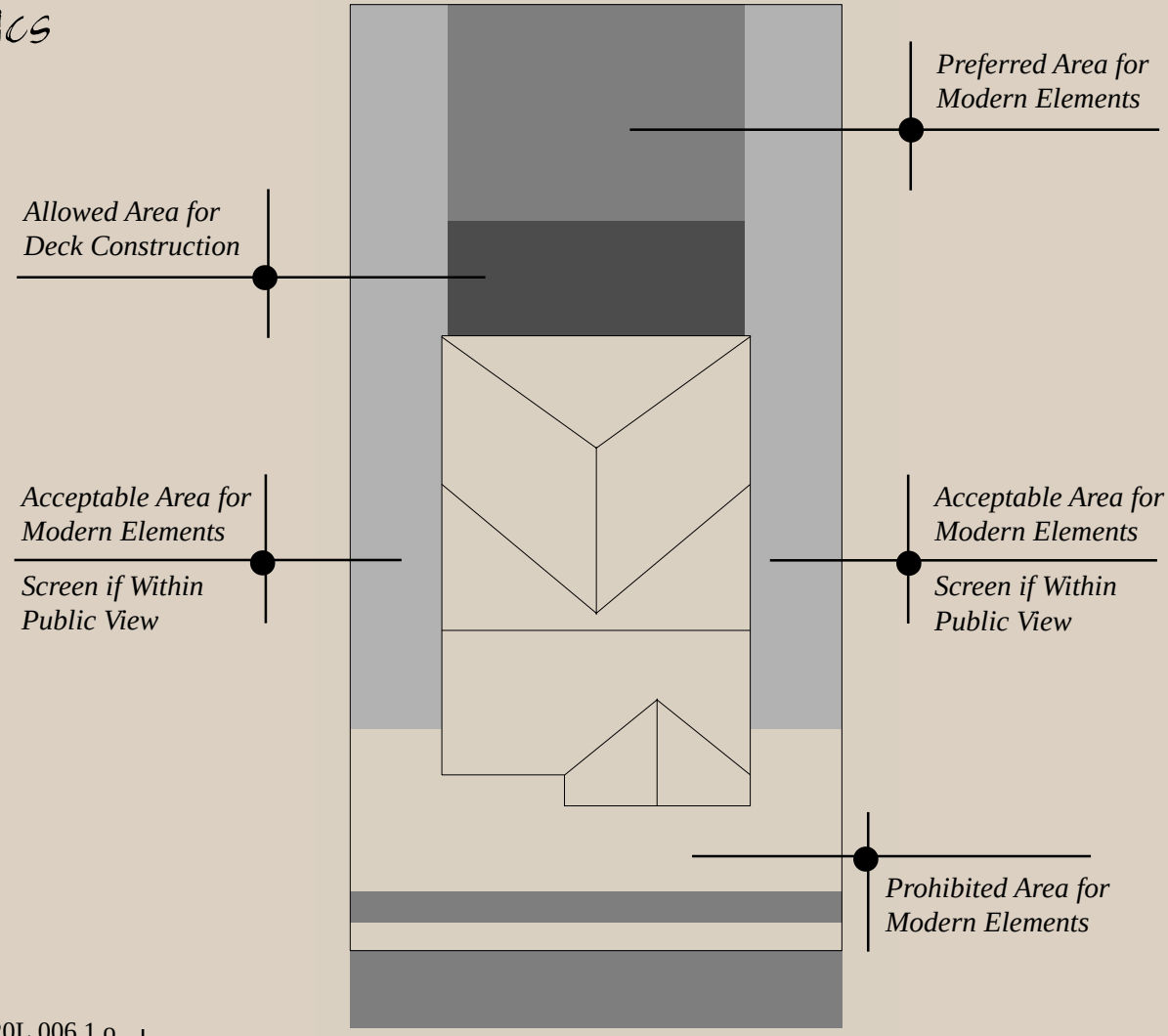
§ 16-20L.005.1.b.ix.
§ 16-20L.006.1.q.vii.(1)




Modern Elements

Modern Elements are features not available in the past that add to the comfort and enjoyment of modern life. Such features include air-conditioners, satellite dishes, utility conduit, pools, decks, patios, and play equipment. Sensitive placement of these items will reduce their impact on the historic character of the district.

Basics



§ 16-20L.006.1.o.
§ 16-20L.006.6.e.

Modern mechanical features, including devices for the generation of energy, should not be visible from the public view. They should not be placed on the facade of a building or in the front yard. Generally, it is best for such features to be placed at the rear of the property.

§ 16-20L.006.1.j.

Decks are permitted only when located to the rear of the principal structure and such decks shall be no wider than the width of the house.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

§ 16-20L.006.6.b.

Swimming pools, tennis courts, and similar active recreation facilities **should not be placed in the front yard. Generally, it is best for such features to be placed at the rear of the property and away from public view.** Such active recreation facilities in any yard, required or other, adjacent to a street shall require a special exception from the urban design commission**. See the referenced code section for considerations leading to and possible conditions for such a special exception.**

§ 16-20L.006.1.o.

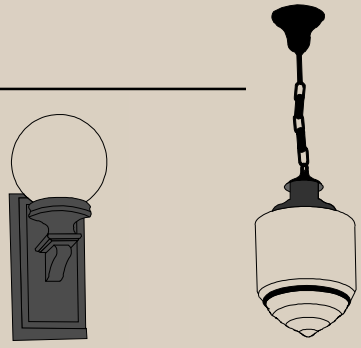
Screening with appropriate plant material or fencing is required if the equipment is visible from a public street or park.

§ 16-20L.005.1.b.ix.

Wheelchair ramps are best located to the rear or to the side whenever possible. Location at the front may be considered with proper screening. Those tying into the front porch should be simple in design and painted a dark color to make them less apparent rather than matching the design and color of the porch features.

§ 16-20L.005.1.b.ix.

New porch lighting should use designs appropriate to the scale and character of the house. Utilitarian fixtures should be placed inconspicuously.



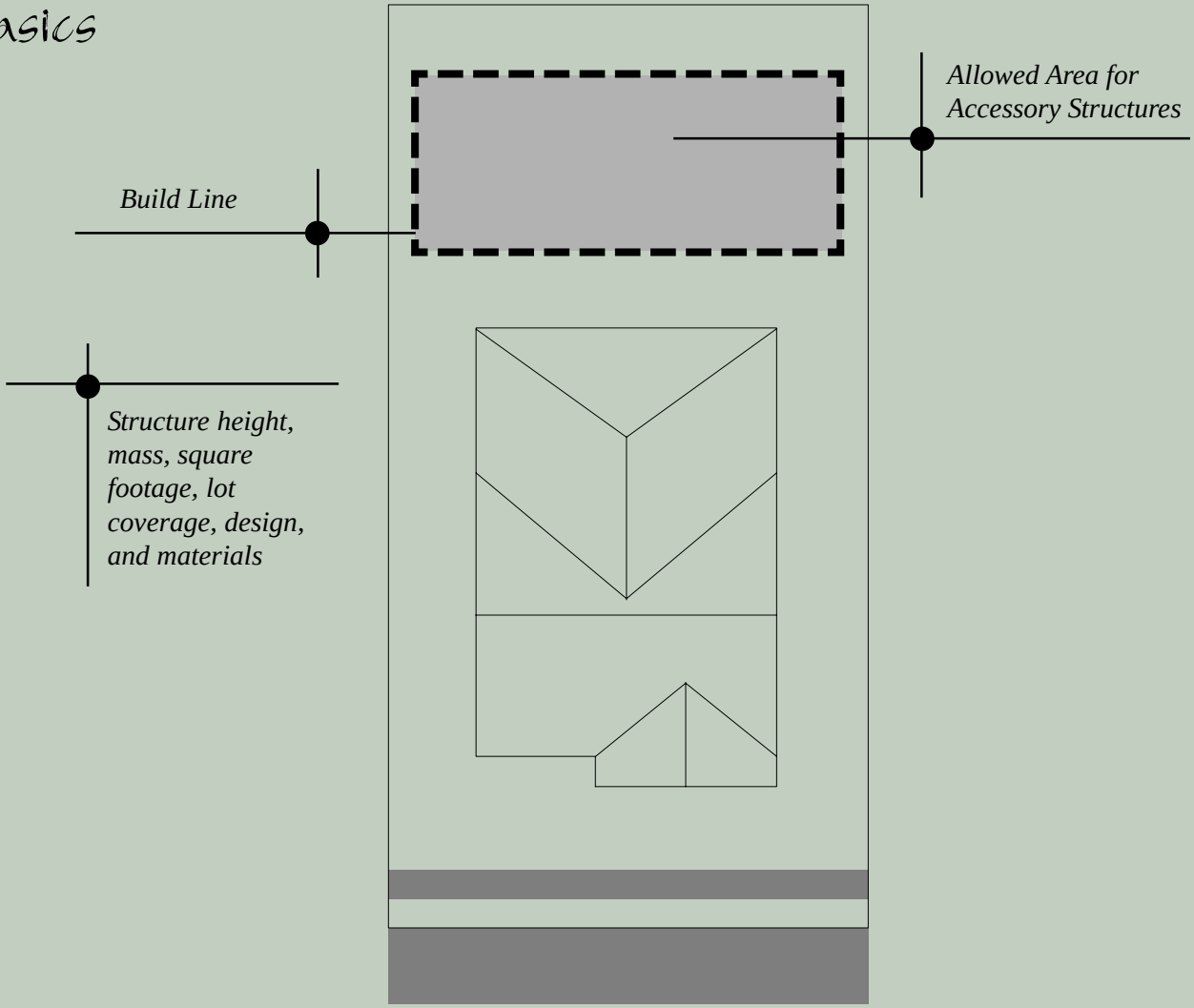
historic light fixtures in the district should provide inspiration for new fixtures




Accessory Structures

Accessory Structures range in size from accessory dwellings to small garden sheds. In a historic urban setting the number and type of accessory structures tends to be more limited than in rural areas. Preserving existing historic examples of these structures is essential. Equally important is maintaining the character of the district when introducing new structures.

Basics



§ 16-20L.006.6.f.iv.

Accessory structures shall be placed behind the principal structure within the buildable area of the lot.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

§ 16-20L.005.1.b.ix.

New accessory structures, when visible from the public view, should have design and materials compatible with the primary structure. Stock outbuildings and carports are inappropriate in these areas.

NOT APPROPRIATE

*Outbuildings located in the public view should **not** be of modern design and materials.*

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

Existing historic accessory structures are significant historic features that should be preserved. Rehabilitation of historic accessory structures should be consistent with the rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, and roofs. Replacement materials should match the original.

The height of new accessory structures should respect historic precedent for similar structures and must not overwhelm the principal structures. Height shall not exceed 25 feet or the height of the principal structure, whichever is less.

§ 16-20L.006.6.f.v.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Accessory structures shall not cover more than 25 percent of the rear yard.

§ 16-20L.006.6.f.iii.

The combined floor area of all accessory structures, excluding the square footage of an accessory dwelling unit, may not exceed 30 percent of the floor area of the principal structure

§ 16-20L.006.6.5.b.
§ 16-20L.006.6.f.v.

Accessory buildings used as a detached single-family dwelling (where allowed), the floor area shall not exceed 1,200 square feet or 40 percent of the area of the principal building, whichever is less.

§ 16-20L.005.1.b.ix.
§ 16-20L.006.6.5.b.

No accessory structure shall be constructed until construction of the principal structure has actually begun, and no accessory structure shall be used or occupied until the principal structure is completed and in use.

§ 16-20L.006.6.f.ii.




Juman Park

Design Guidelines

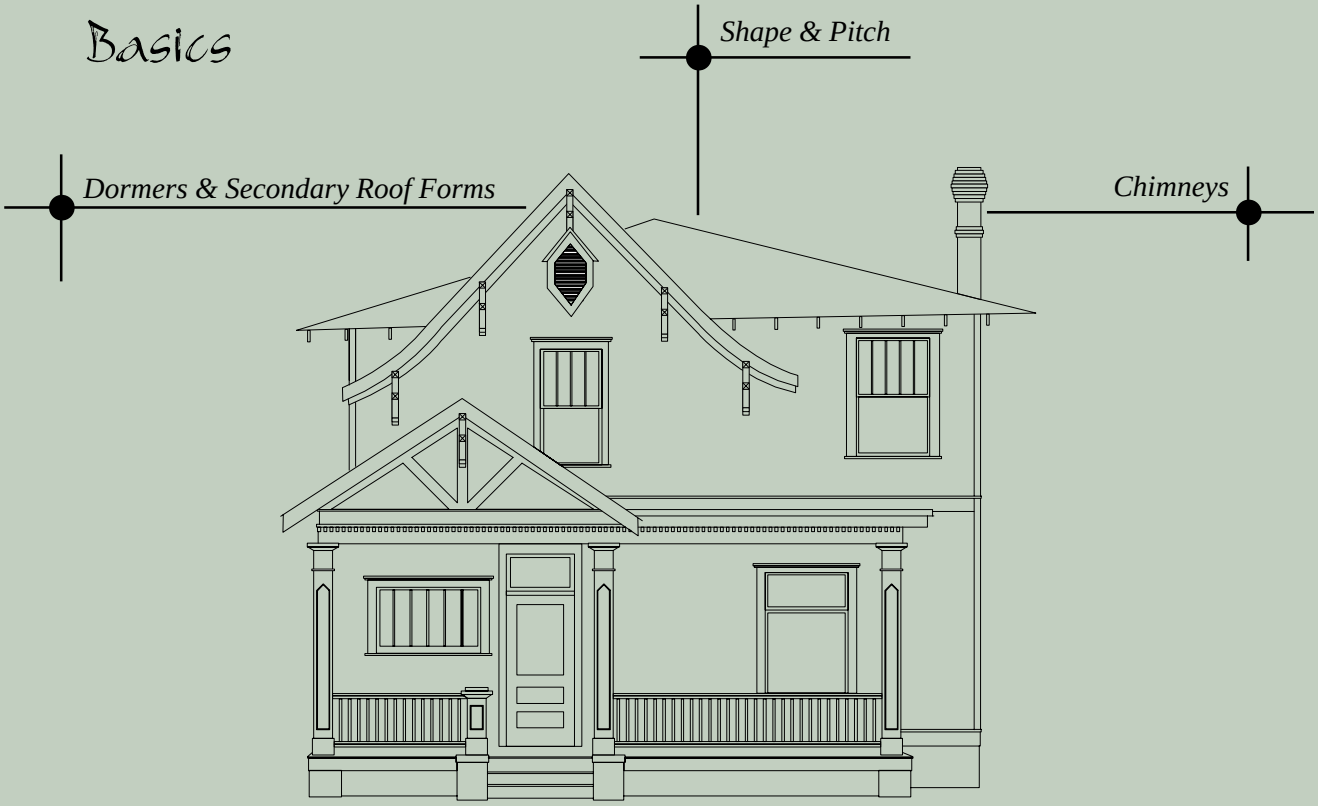
Rehabilitation

Juman Park Historic District

Roofs

represent a highly visible and significant character defining feature of any structure. The preservation of the roof shape, pitch, & components is of primary concern. Because most roof materials do not last indefinitely, certain flexibility is allowed during replacement provided the proposed materials are typical to the area and type of house.

Basics



§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.iv.
§ 16-20L.005.1.b.vi.

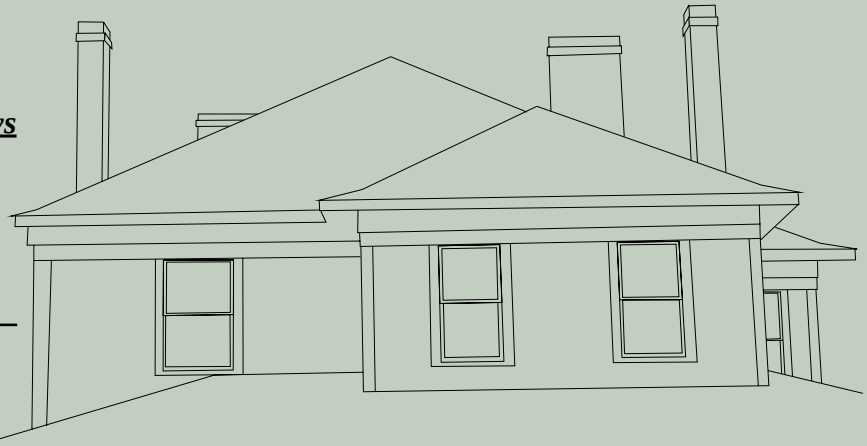
Historic roof forms, including later changes that have gained historic significance, should be maintained and preserved. Wholesale removal to correct structural inadequacy should be avoided. Less drastic measures are available and should be considered first.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Recapturing historic roof forms by reversing non-historic alterations is encouraged. Historic documentation should guide such work. When this information is not available, the Compatibility Rule should be used. Likewise, incompatible roof forms of non-historic buildings may be altered so as to respect traditional forms.

§ 16-20L.005.1.d.

the removal of chimneys *results in a significant change in the historic appearance of a house and* ***should not occur***



Secondary design elements such as chimneys, decorative vents, and eave treatments should be retained and maintained. These character defining features should not be altered, covered over, or removed from a historic building.

§ 16-20L.005.1.b.ix.

New dormers should not be placed on the front of a historic building. New dormers may be placed on the rear (preferred) or the side and should be in keeping with the scale, period, and style of the building. New dormers may be placed on any elevation of a non-historic building using the Compatibility rule as a guide.

§ 16-20L.005.1.b.ix.
§ 16-20L.005.1.d.

the addition of front dormers**, even in a matching style, results in a significant change in the historic appearance of a house and **is not an appropriate change

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Roofing materials, should closely match the composition, color, and texture of materials used traditionally. Appropriate materials include wood shingles, composition shingles, and seamed metal roofs - though metal roofs are not appropriate for all house styles. Character distinguishing historic roof materials such as slate, tile, or pressed metal should be repaired rather than replaced.

§ 16-20L.005.1.b.vi.

Modern roof top elements such as solar panels, skylights, and attic ventilators should be located on roof slopes not visible from the public street or park. Protruding bubble skylights are prohibited.

§ 16-20L.006.1.q.x.

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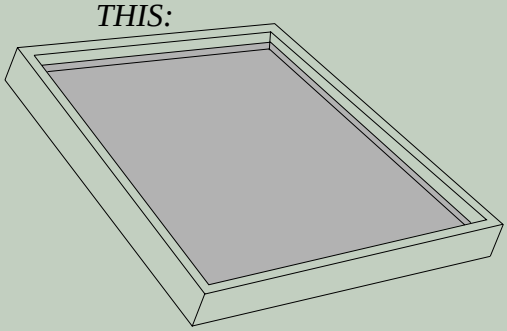

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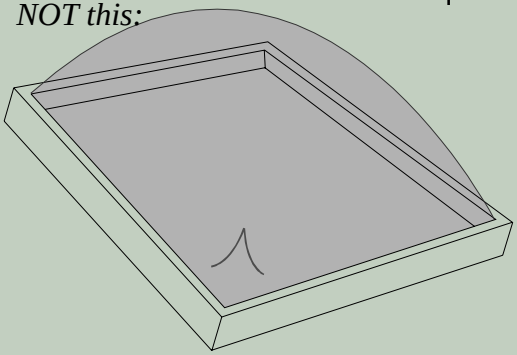


New chimneys added to historic houses are best limited to the rear of the house. New chimneys added to non-historic houses should reference the placement and design of historic examples. Chimneys shall be faced with masonry and start at grade (where applicable).

§ 16-20L.006.1.k.
§ 16-20L.006.1.q.ix.(1).




Materials & Details

are important identifiers of a building's history. Exterior treatments come in a broad variety of materials and act, literally, as skin for the building. Historic ornaments are often the most fragile elements and are particularly susceptible to damage, removal, and being covered over or obscured by new exterior treatments. Ill-conceived changes in historic exteriors may result in structural damage extending well beyond the affect on the historic and aesthetic integrity of the district.

Basics

§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

Historic materials and details should be maintained and preserved. Replacement materials should always match the materials and appearance of the existing system. Replacement should be limited only to those portions damaged beyond repair.

Replacement details which match the materials and appearance of the historic elements are recommended. Stock details which are a close match may be used.

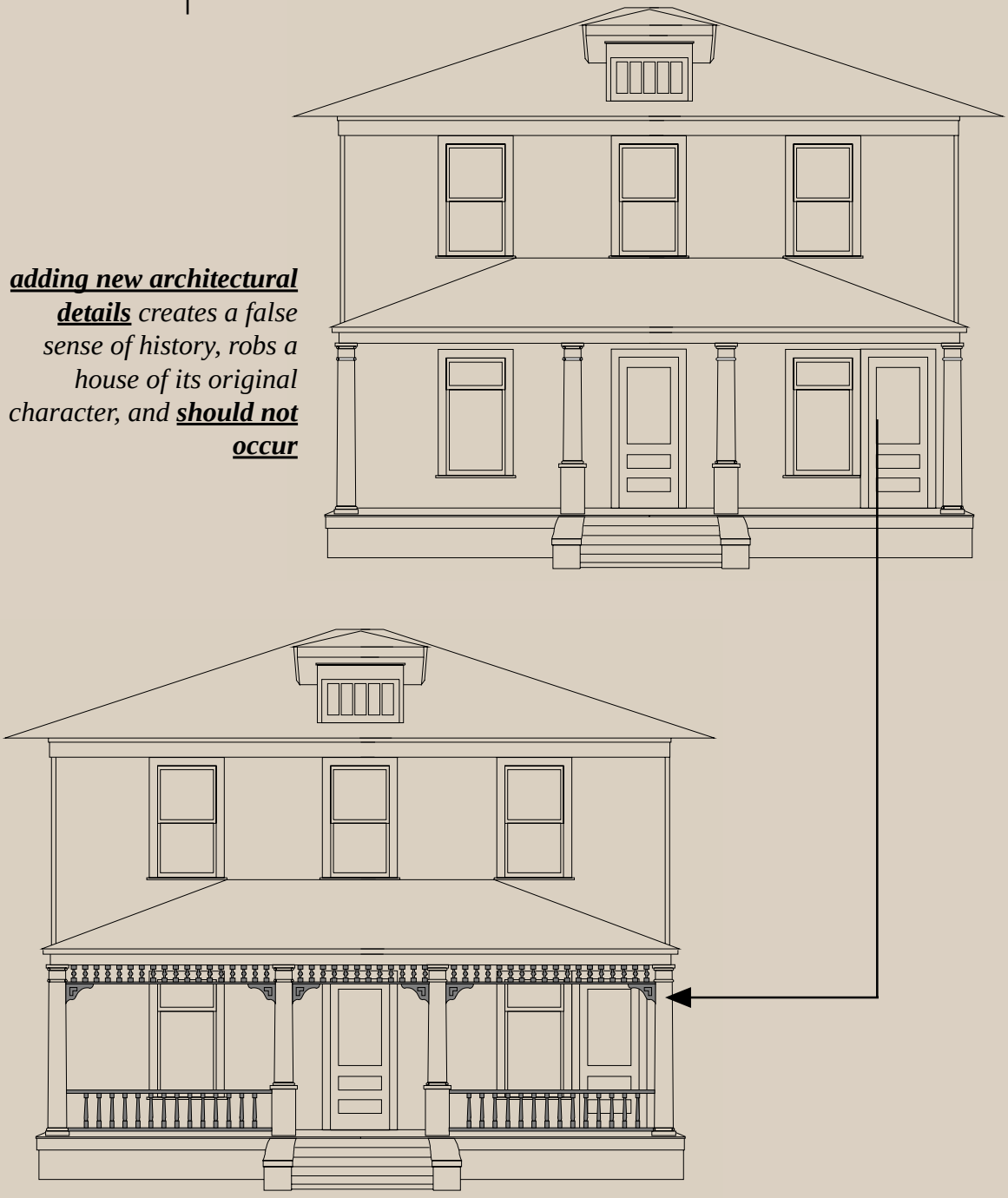
§ 16-20L.005.1.b.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Details that convey a false sense of history should not be added to a historic structure. Details should not be added to a facade unless they are known to have existed previously. The addition of any details should be supported by photographic or material evidence. Reconstructed details should match the original in the material and design.

§ 16-20L.005.1.b.iii.

adding new architectural details *creates a false sense of history, robs a house of its original character, and* ***should not occur***



The exteriors of historic buildings should not be covered. Covering historic siding with materials such as aluminum, vinyl, brick, and EIFS (synthetic stucco) is not only an inappropriate design change, it can trap water vapor which condensates within the structure promoting rot, fungal, and insect problems.

§ 16-20L.005.1.b.v.

covering the historic siding material *can result in the lost of architectural details, the texture of the walls, may result in unseen damage beneath and* ***is not an appropriate change***

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Historic brick that has never been painted should remain unpainted and uncoated.

§ 16-20L.005.1.b.v.

Abrasive cleaning (sandblasting) or high-pressure water systems should not be used to remove dirt or paint from any historic structure. Such "cleaning" systems destroy the protective fireskin on bricks and remove the soft grain from wood and thereby dramatically reduce the life of the exterior material.

§ 16-20L.005.1.b.vii.

Use a historic mortar mix and match the original mortar joints when repointing brick. Use a qualified professional mason.

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

Alterations to improve the compatibility of non-historic structures should use architectural details sparingly. Such use of decorative element should draw from the examples of buildings in the same block face.

§ 16-20L.005.1.b.ix.
§ 16-20L.005.1.d.

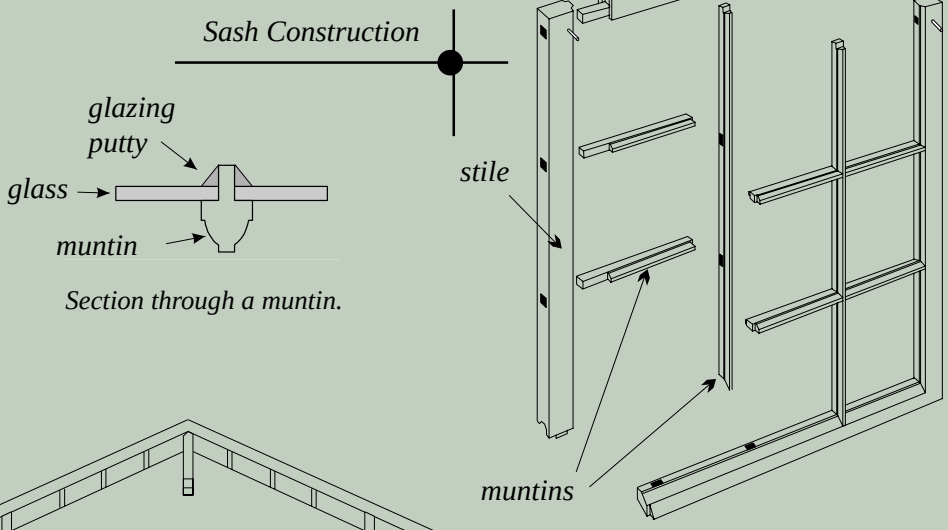





Windows

and their components are an integral part of a building's historic character. Window placement, treatment, and design elements are often direct reflections of original architectural style. The simple removal or reconfiguration of historic windows will dramatically impact the integrity of historic structure.

Basics



Section through a muntin.

Window Placement

Window Size

Window Design

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

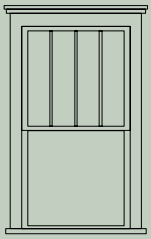
Historic windows should be repaired rather than replaced. Historic windows are composed of many components — sills, sashes, rails, styles, and muntins. Often it is only necessary to repair one or two of these components rather than the entire window. Only under the most extenuating circumstances should windows be replaced.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

If replacement is proven to be necessary, replacement windows should match in the originals in design, materials, placement, and configuration. Replacement windows with multi-pane sashes should use either true divided lights (TDLs) or simulated divided lights (SDLs). Flat grilles or muntins sandwiched between panes are not appropriate.

§ 16-20L.005.1.b.vi.
§ 16-20L.006.1.n.i.(2)

design of the historic window



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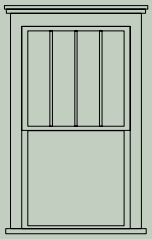

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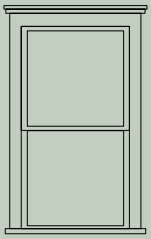

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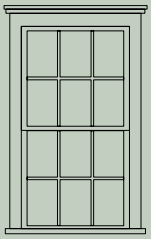

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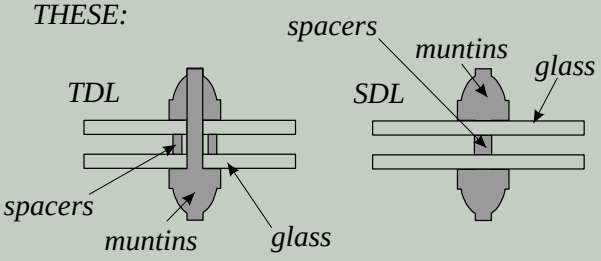

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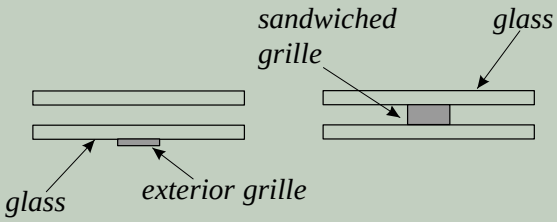


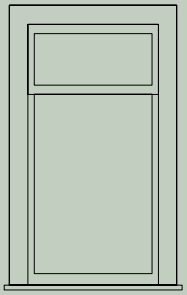
§ 16-20L.006.1.n.i.(2)

Replacement of later, non-historic windows is encouraged. Such replacements should match the materials, size, and design of the missing historic windows if known. If the design of the missing historic windows is not known, a design compatible with the age and style of the house should be used. Windows with multi-pane sashes should use either true divided lights (TDLs) or simulated divided lights (SDLs).

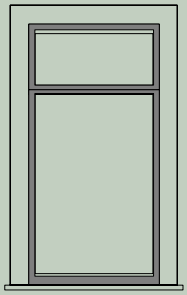
§ 16-20L.005.1.b.ix.

Storm windows should be inconspicuous and hide as little of the historic window as possible.

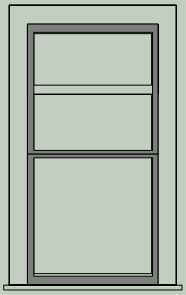
storm window meeting rails (center bar) should match the window



like THIS



NOT this



Historic decorative features, such as crown molding, or functional features, such as awnings or shutters should be preserved and maintained. Such features should not be added to historic structure unless based upon documentation.

§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.iii.

adding shutters *to house which never had shutters detracts from its historic character and* ***is not an appropriate change***

§ 16-20L.005.1.b.ix.

New window openings may be considered on side and rear elevations provided they use traditional placement patterns, are of a matching or similar size as the historic windows, are of matching or similar configuration as the historic windows.

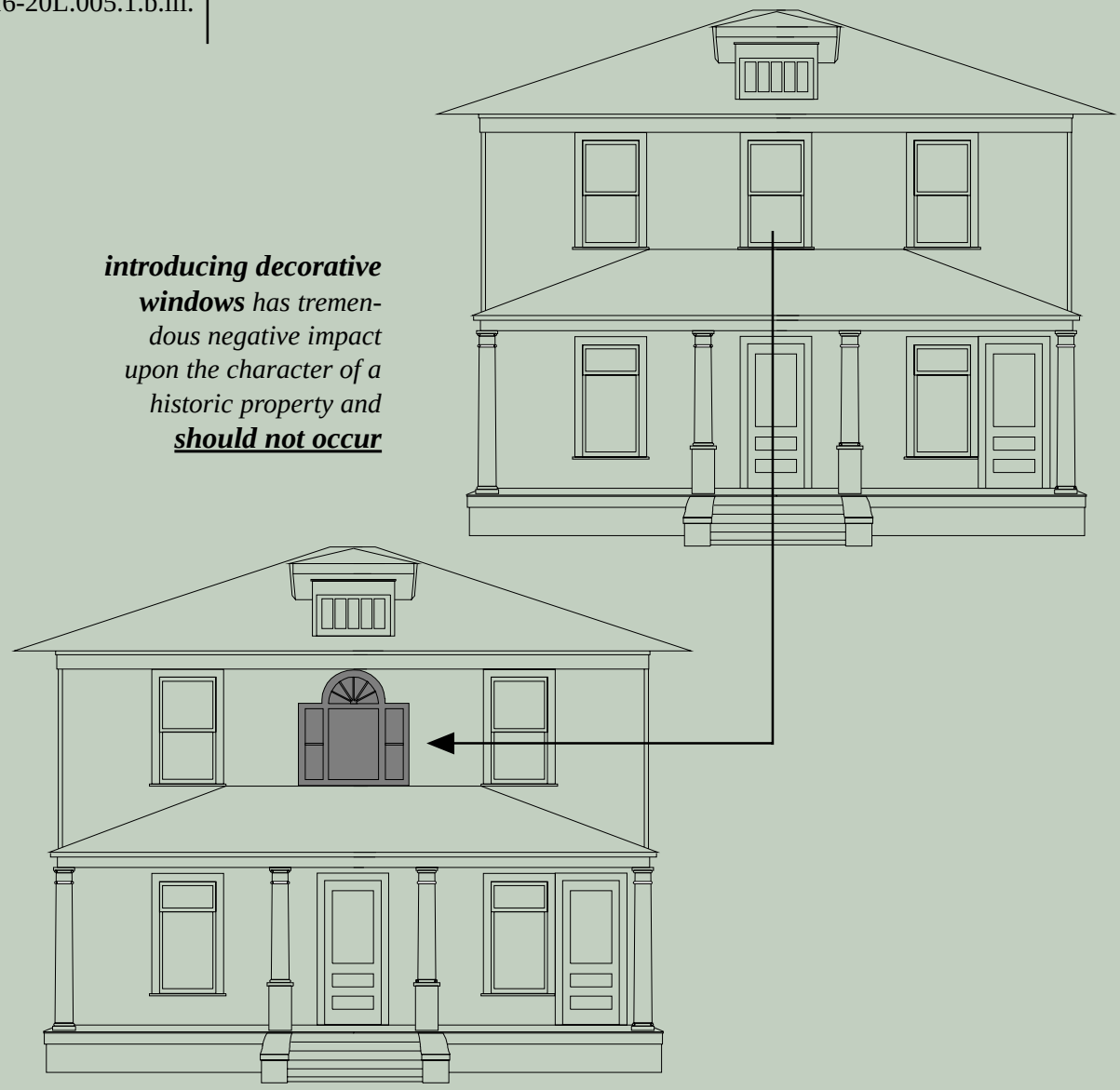
Windows for new openings should relate to historic windows in the following ways: a) use materials similar in appearance, b) be of matching or similar size, and c) use matching or similar design. Windows with multi-pane sashes should use either true divided lights (TDLs) or simulated divided lights (SDLs) - see previous page.

§ 16-20L.006.1.n.i.(2)
§ 16-20L.006.1.n.ii.
§ 16-20L.006.1.n.iii.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Decorative windows such as fanlights or stained glass should not be added to a historic structure unless they are known to have existed previously. The addition of such windows should be supported by photographic or material evidence.

§ 16-20L.005.1.b.iii.



introducing decorative windows *has tremendous negative impact upon the character of a historic property and* ***should not occur***

§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.iii.

Window openings should not be added or removed from the front elevation of a building.





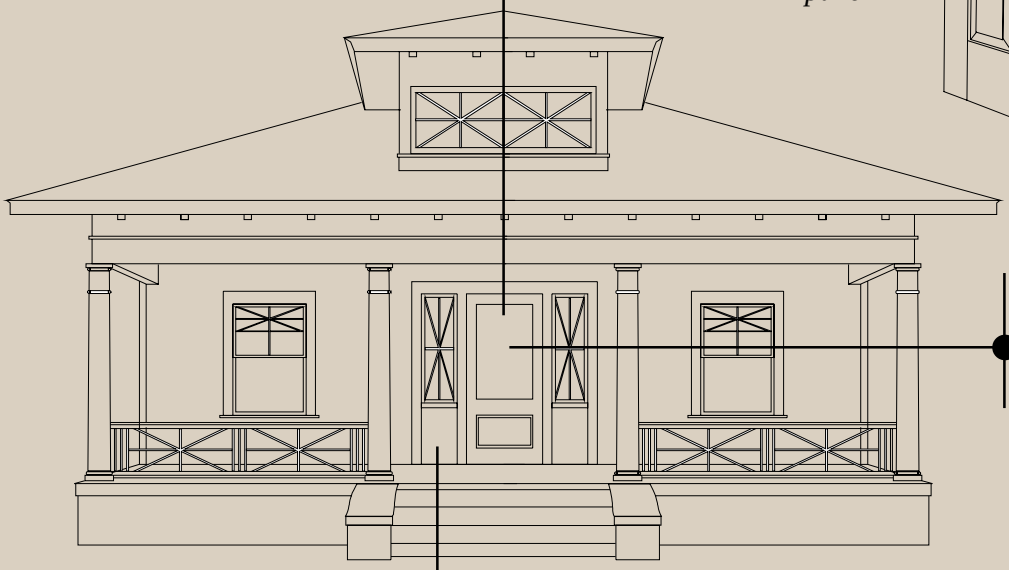
Entrances

consisting of doors and their surrounding elements – are considered significant historic elements and are part of the over all architectural style of a house. Entrances range from large doors surrounded by sidelights and transoms to simple doors with little or no trim. Entrances may establish balance on the facade, provide light to windowless central halls, or promote cross ventilation.

Basics

Door Construction

Door Placement



Door Design

Door Suround

(transom, sidelights, frame, etc.)

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

Historic entrances and door surround elements should be maintained and preserved. Doors are made of several components including, styles, rails, panels, and sometimes glazing. Often, problems with historic doors require only the repair and replacement of individual components and not the replacement of the entire door.

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

If replacement is proven to be necessary, replacement doors should match in the originals in design, materials, placement, and configuration.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Replacement of later, non-historic doors is encouraged. Such replacements should match the materials, size, and design of the missing historic door if known. If the design of the missing historic door is not known, a design compatible with the age and style of the house should be used. The door must be wood panel or fixed glass panel in wood frame.

§ 16-20L.006.1.q.v.(1)

Historic entrances should not be added or removed from the facade of a building.

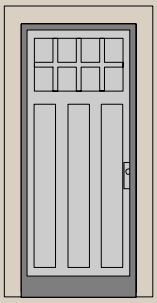
§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.iii.

the twin entrances to this historic duplex are significant to its character; neither should be removed even if the building is used as a single family residence

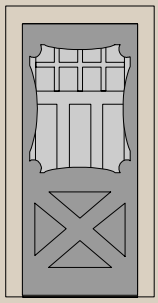
§ 16-20L.005.1.b.ix.
§ 16-20L.006.1.q.v.(1)

New entrances may be considered on side and rear elevations provided they use traditional placement patterns, are of a matching or similar size as the historic entrances use a door type similar to similarly placed historic entrances, and be wood panel or fixed glass panel in wood frame. Less traditional exterior door types, such as French doors, are best located on rear elevations not visible from a public street or park.

THIS:



NOT this:



§ 16-20L.005.1.b.ix.

Storm doors should be inconspicuous and hide as little of the door as possible.

Historic screen doors are significant features and should receive consideration similar to any other historic entrance features.

§ 16-20L.005.1.b.v.
§ 16-20L.005.1.b.vi.

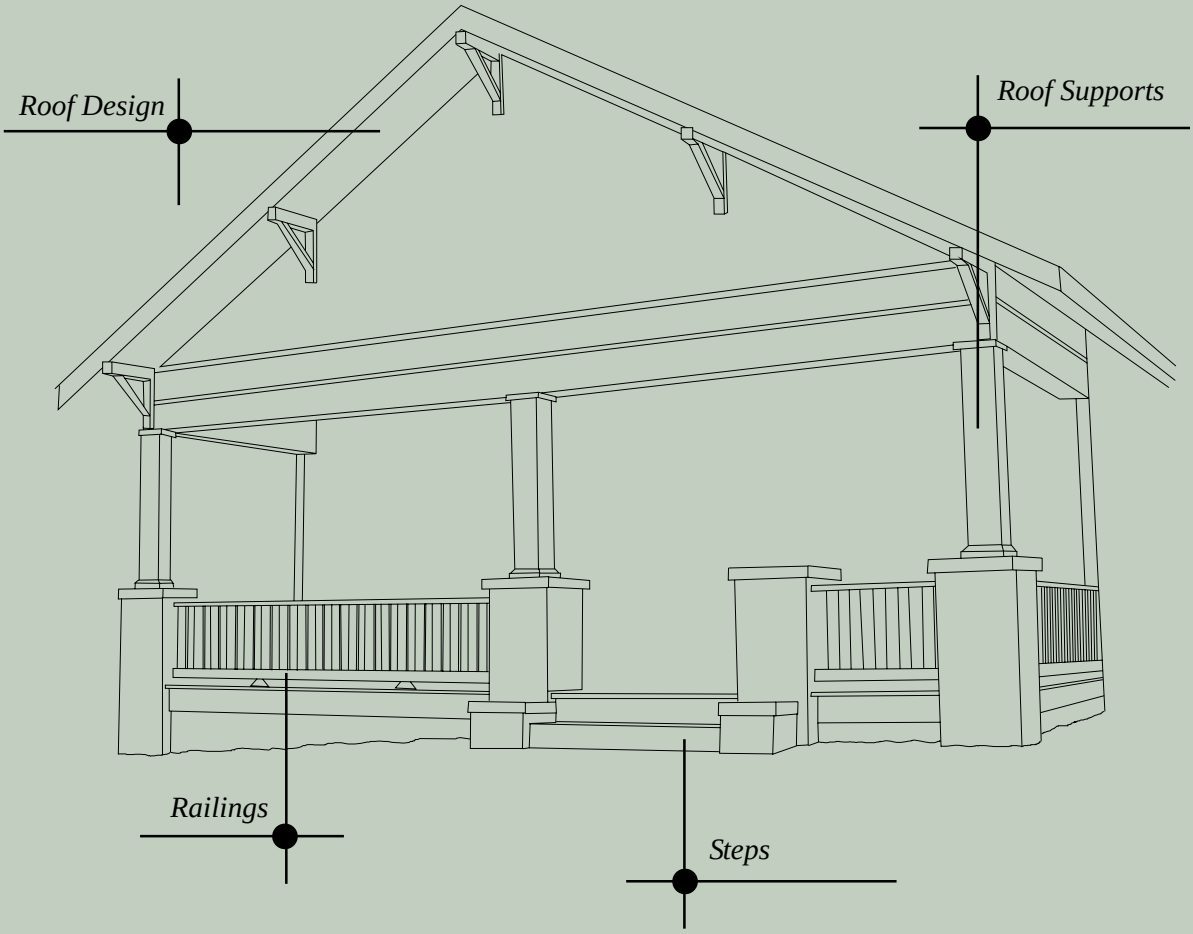




Porches

are a combination of roof, roof supports, flooring, foundation, and stylistic details. Prior to the advent of air-conditioning, porches were used as a place to find relief from heat. Placement on the front of the house near the street made porches an important venue for social interaction. On more vernacular buildings stylistic expression is often concentrated on the porch.

Basic Elements



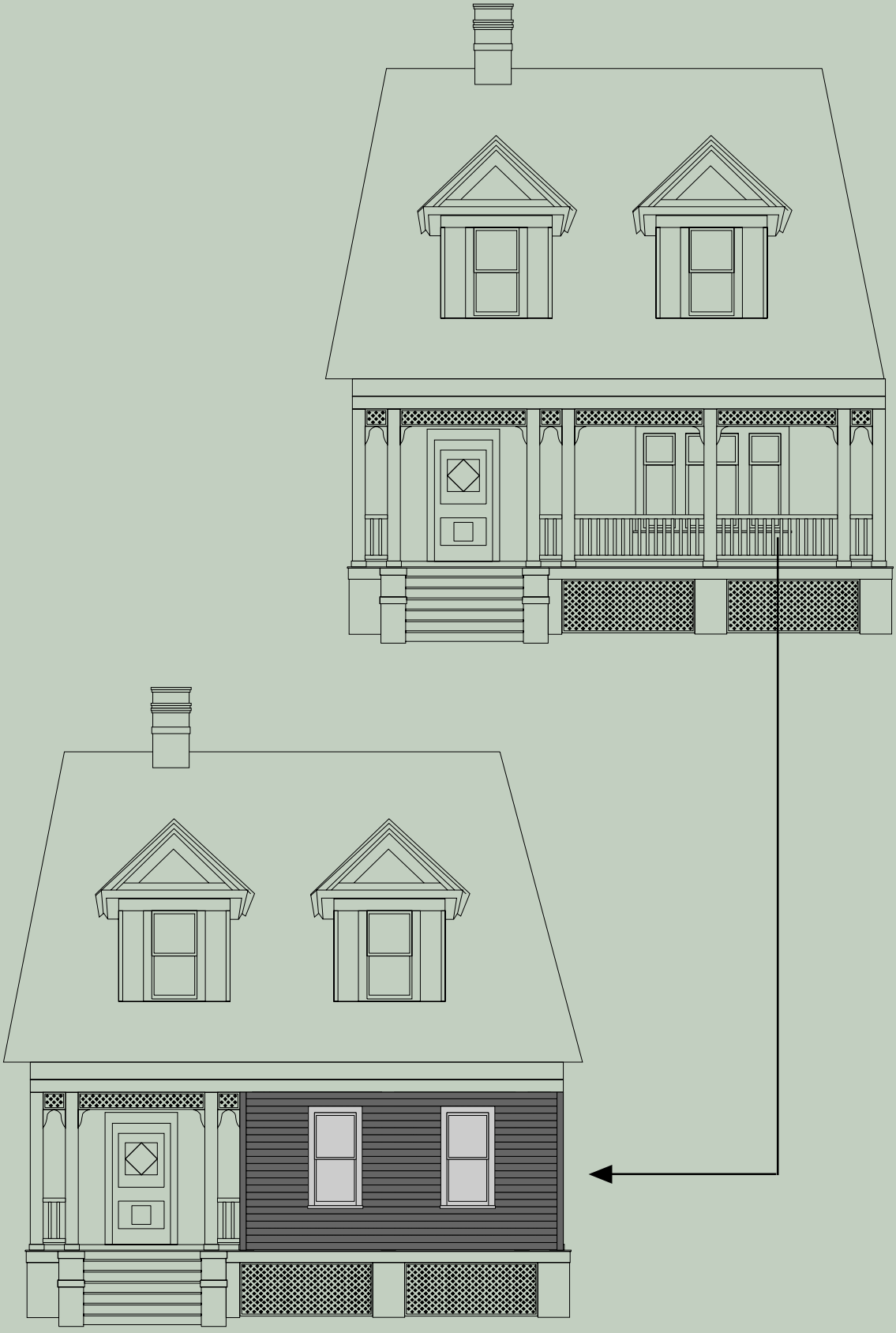
§ 16-20L.005.1.d.
§ 16-20L.006.1.i.

New front porches may be added to non-historic structures to improve their compatibility. Their design should draw from the examples of buildings in the same block face. These new porches shall be a minimum of 12 feet wide or one-half of the width of the front facade, whichever is greater, and a minimum of eight feet deep. Front porches may extend up to ten feet into the required front yard. All front porch steps shall have closed risers and ends.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

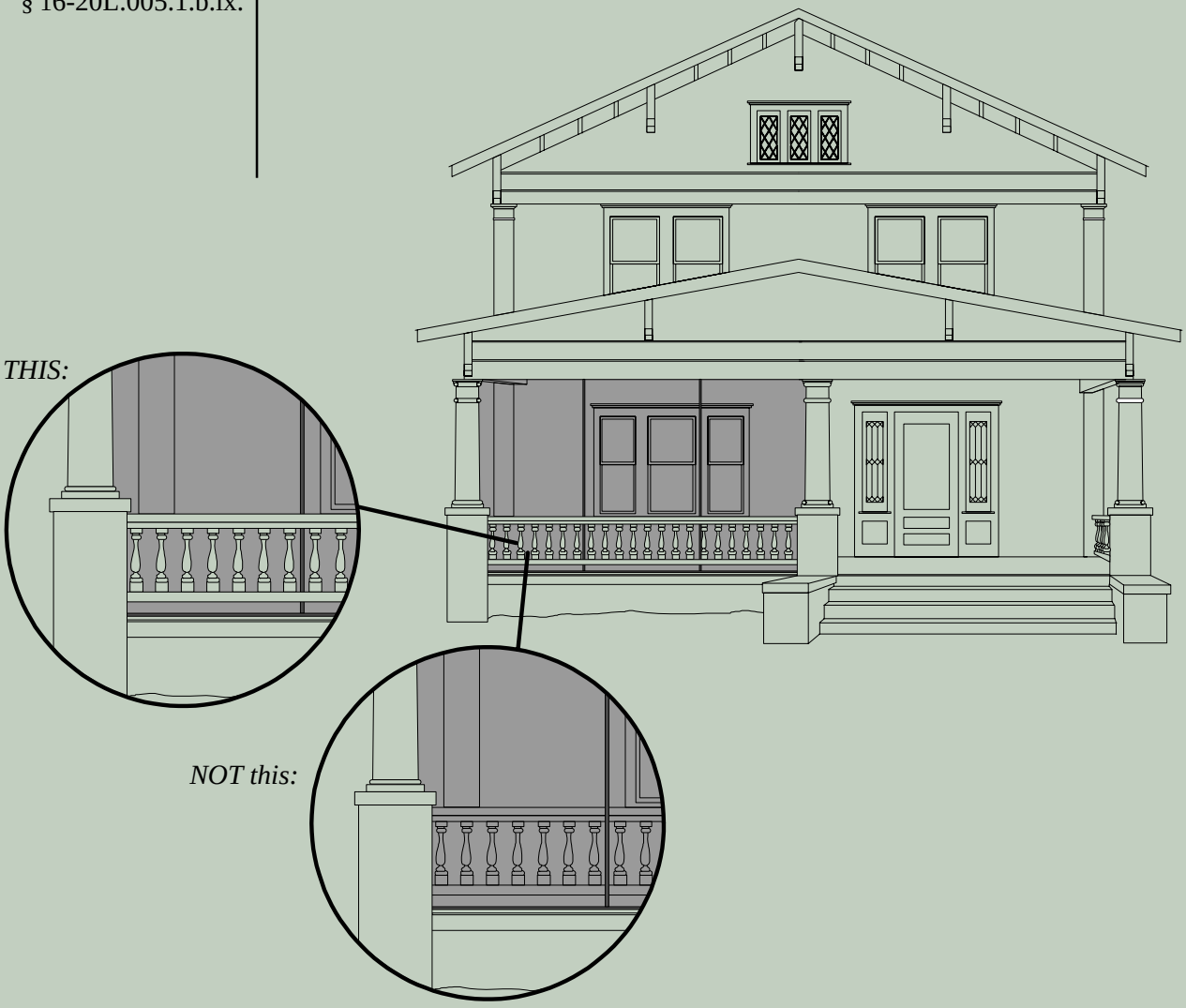
Historic porches should be preserved and maintained. Historic front porches should never be removed, reduced in size, or enclosed.

§ 16-20L.005.1.b.ii.
§ 16-20L.005.1.b.vi.



All porches may be screened . Side and rear porches may be glassed-in. Screening, glazing, and their supporting elements should be set behind any decorative elements such as railings and posts.

§ 16-20L.005.1.b.ix.



Historic rear porches may be enclosed though it is discouraged. Removal of rear porches may be considered to achieve the most sensitive option for a proposed new addition. In such cases, visibility from a public street or park will be a determining factor.

§ 16-20L.005.1.b.ix.
§ 16-20L.005.1.b.x.

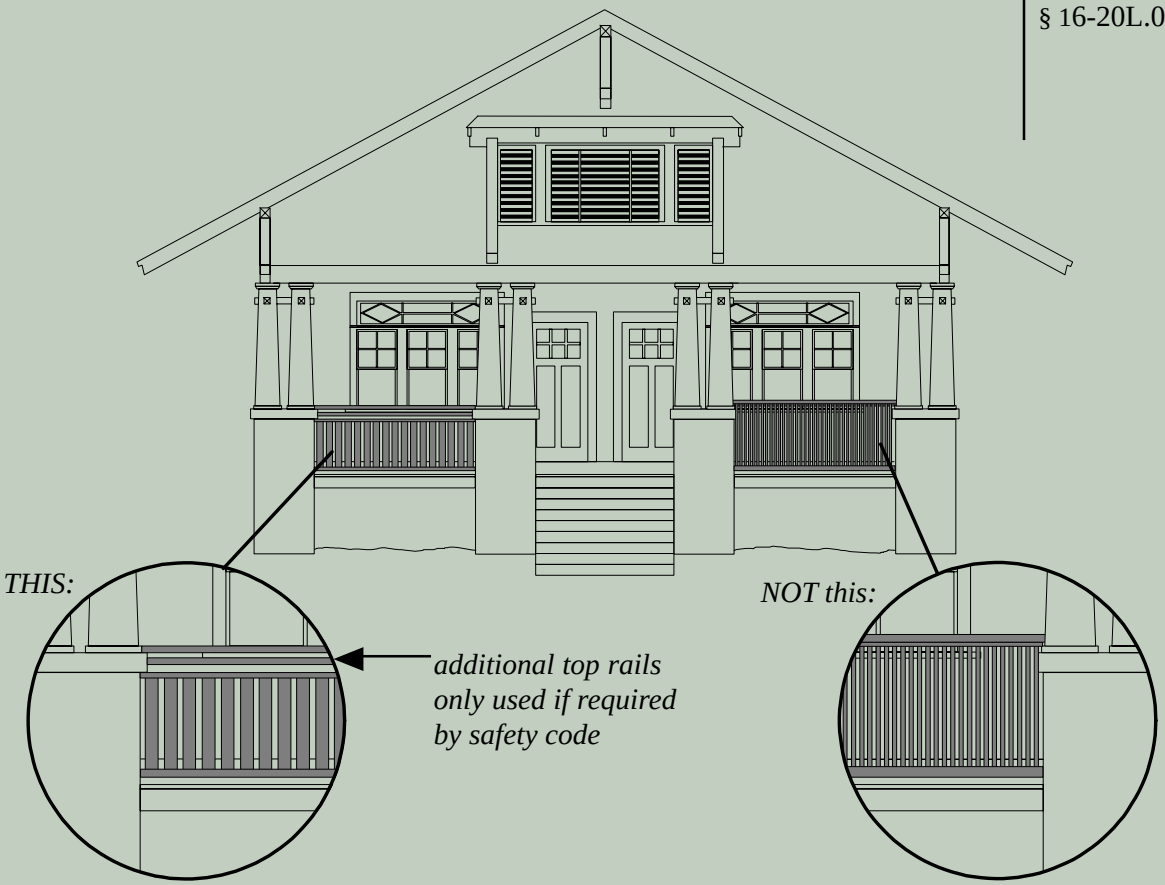
§ 16-20L.005.1.b.x.

New porches may be placed on side and rear elevations. New porch designs should be simple and generally in keeping with the scale, period, and style of the building.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

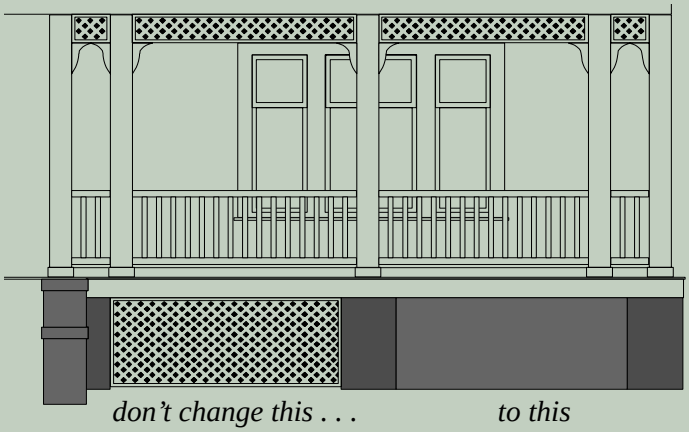
New porch railings added for safety should avoid using undersized "stock" balusters and rails. Modern building code requires railings taller than those used historically. A good solution is to build the railing at the historic height and gain the code required height through the use of a second top rail.

§ 16-20L.005.1.b.ix.



Open pier foundations on historic porches are best not infilled with solid materials. When such underpinning is permitted it should be recessed to differentiate between the pier and the infill. If concrete block is used, it must be skim coated with stucco. Further differentiation may be accomplished by painting the infill a dark color.

§ 16-20L.005.1.b.v.






Juman Park

Design Guidelines

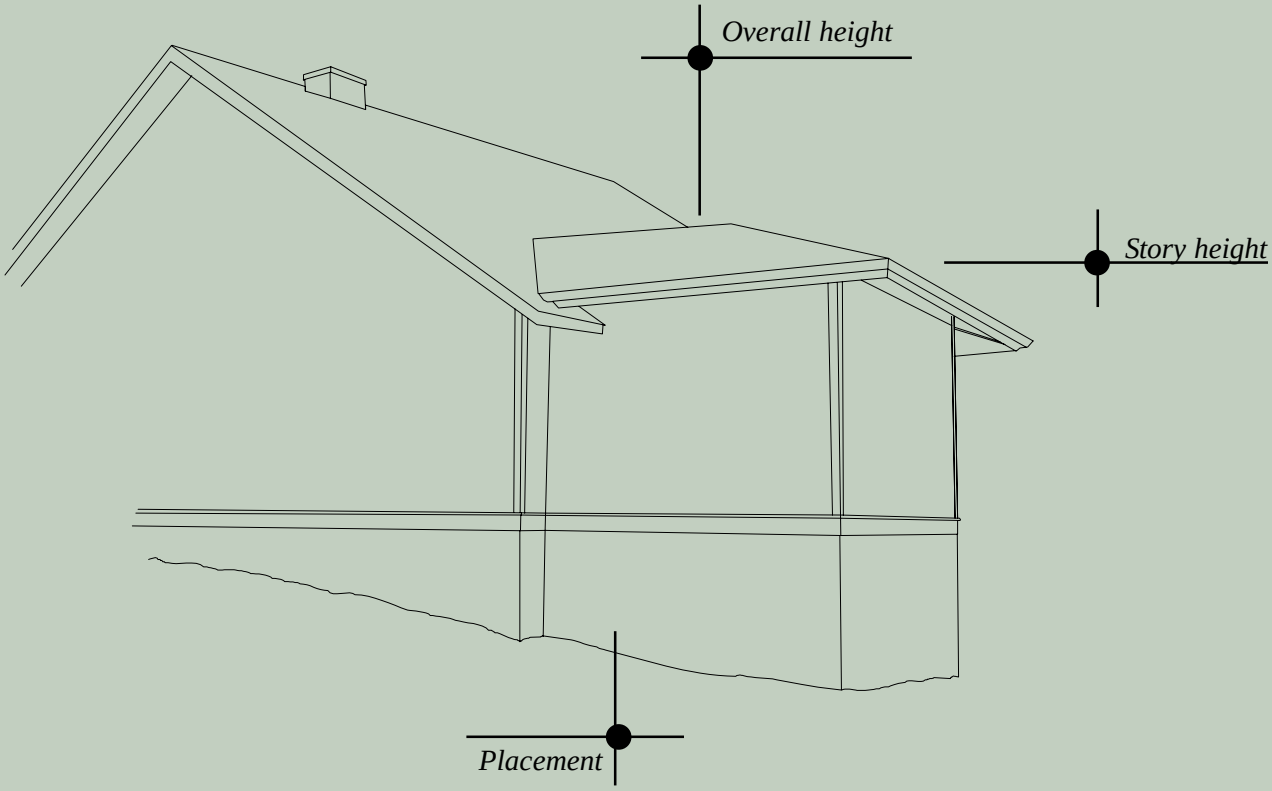
Additions

Juman Park Historic District

Scale & Placement

Scale & Placement are crucial in designing an addition which maintains the historic character of a house. The scale of an addition can negatively impact when it becomes so large that it overwhelms the original house, whereas poorly chosen placement can impact the overall form of the house.

Basics



§ 16-20L.005.1.b.iv.

Additions to contributing houses which have gained historic significance in their own right - generally 50 years or older - should be preserved.

Side and rear additions to noncontributing structures should at best improve the compatibility of the structure and at worst not increase its incompatibility. Front additions to noncontributing structures must follow the guidelines for infill construction.

§ 16-20L.005.1.d.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

Additions to contributing houses should have an equal or lesser number of stories above grade as the orginal structure. That is one story houses may have one story additions and two story houses may have one or two story additions from grade. Properties where grade drops to the rear may be able to add a basement level in an addition. Bear in mind additions must keep within the allowed Floor Area Ratio.

§ 16-20L.005.1.b.ix.

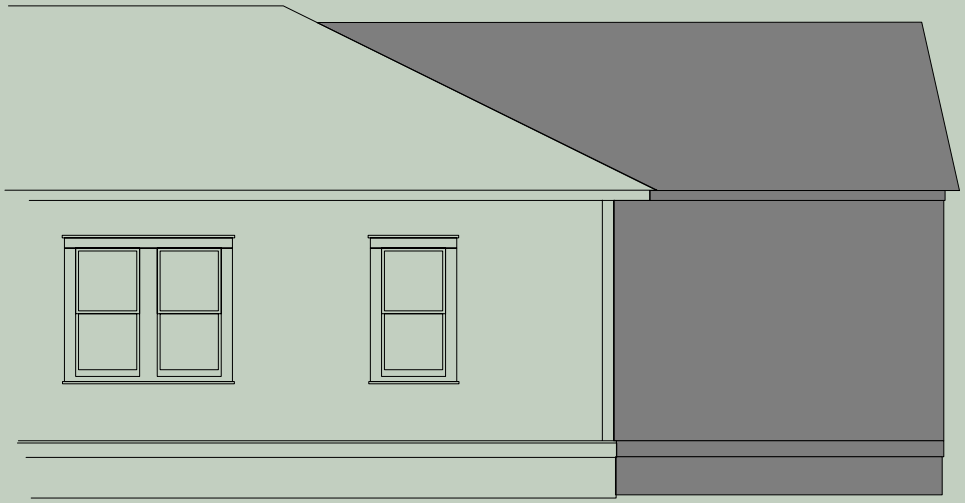
THIS:

or THIS:

NOT this:

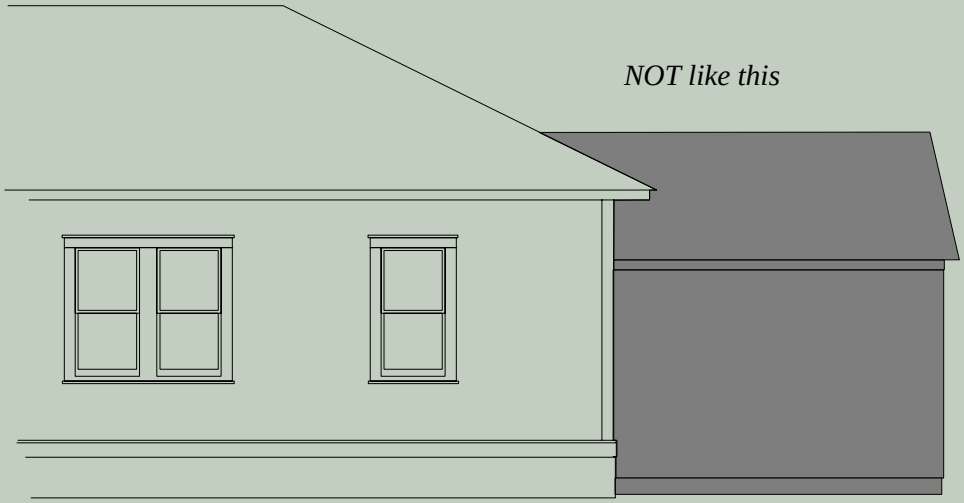
Foundation and story heights of additions to contributing buildings should approximate those of the original structure.

§ 16-20L.005.1.b.ix.



match foundation and story heights like THIS . . .

NOT like this



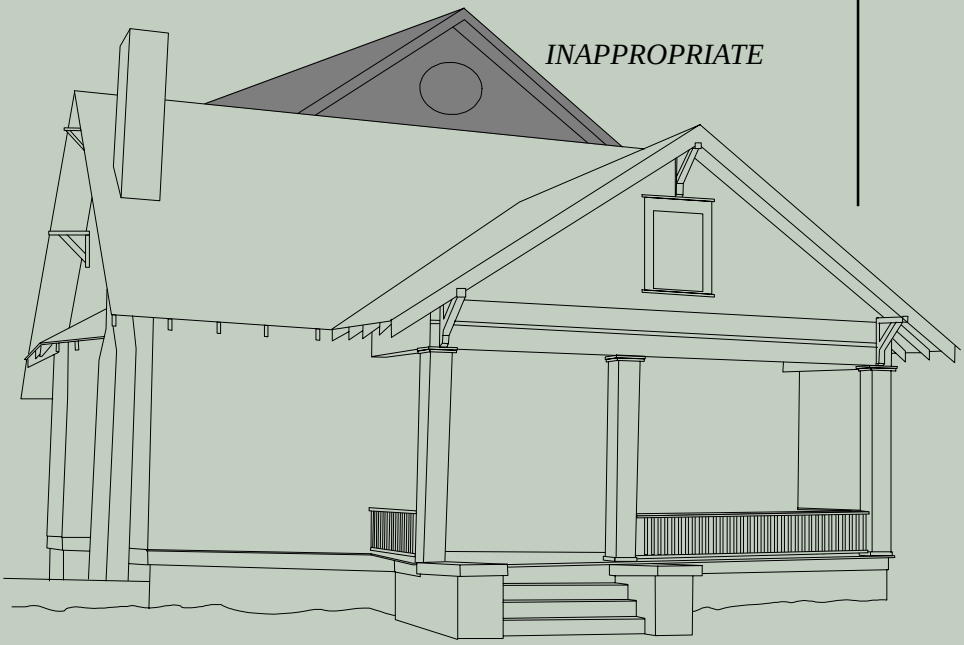
The width of additions to contributing buildings should not overwhelm the original structure.

§ 16-20L.005.1.b.ix.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

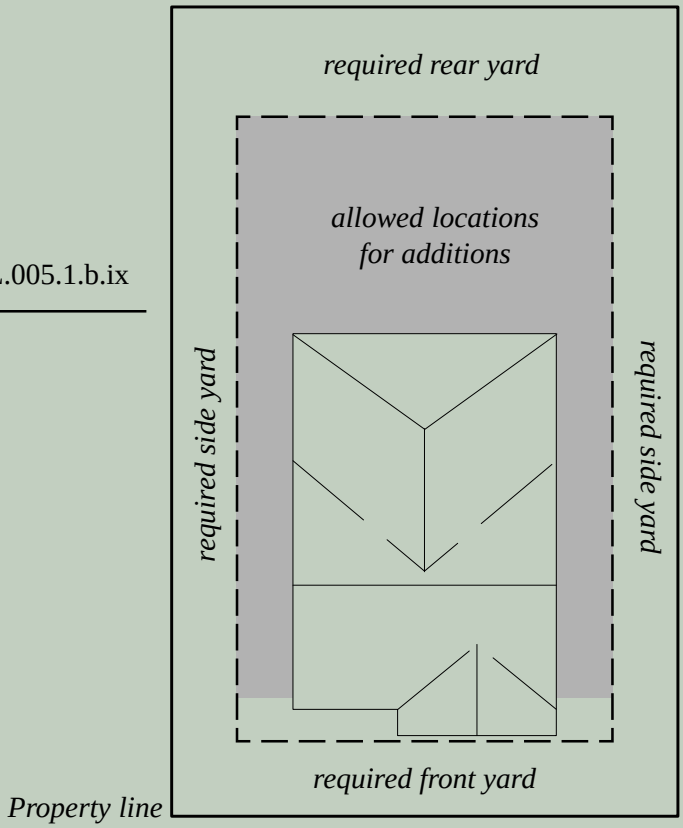
Roofs of additions to contributing buildings should not rise above the roof of the original structure.

§ 16-20L.005.1.b.ix.



§ 16-20L.005.1.b.ix

Additions may not extend into the minimum required yards - front, side, or rear.

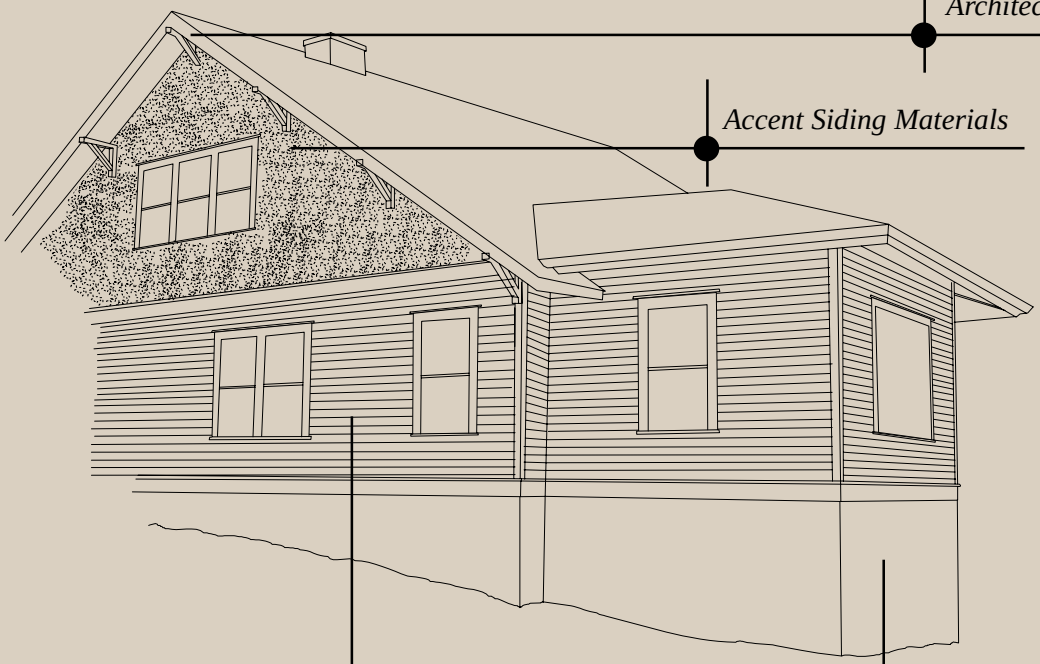





Materials & Details

on additions are given two seemingly contadictory tasks - to be similar to those of the original structure, while identifying the addition as newer construction. Acceptable choices range from very close matches – especially for siding materials – to those that are different but compatible.

Basics



Additions should be designed in a fashion that is reversible if the addition is ever removed. Loss of historic materials —walls, windows, and doors— should be kept to a minimum.

§ 16-20L.005.1.b.x.

Materials on additions should be compatible with those of the historic house.

§ 16-20L.005.1.b.ix.

Ornamentation of new additions should not exceed the degree of ornamentation on the original structure. If ornamentation from the main building is to be repeated on the additions, the ornamentation may be an abstract of the original ornamentation.

§ 16-20L.005.1.b.ix.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

§ 16-20L.005.1.b.ix.

Additions to historic houses with clapboard siding may use wood or smooth texture fiber-cement lap board with a similar or matching exposure or reveal. Corrugated metal, aluminum siding, and vinyl siding are not permitted.

§ 16-20L.005.1.b.ix.

Additions to historic brick houses may use (in descending order of preferenc) brick; wood or smooth texture fiber-cement lap board with an exposure or reveal of no more than six inches; stucco; or an external insulating finishing system ("E.I.F.S."). Corrugated metal, aluminum siding, and vinyl siding are not permitted.

§ 16-20L.006.1.q.ix.(1)

When visible from a public street or park, chimneys must be faced with masonry. Lap siding may not be used for chimneys.

§ 16-20L.006.1.k.

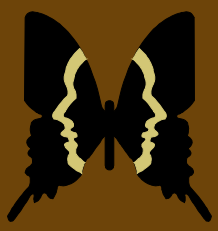
When any portion of a chimney is visible from a public street or park as a facade element - that is, exposed on an exterior wall - the chimney shall originate at grade.

Additional guidance for materials in the district can be found in the *Infill Construction* section.





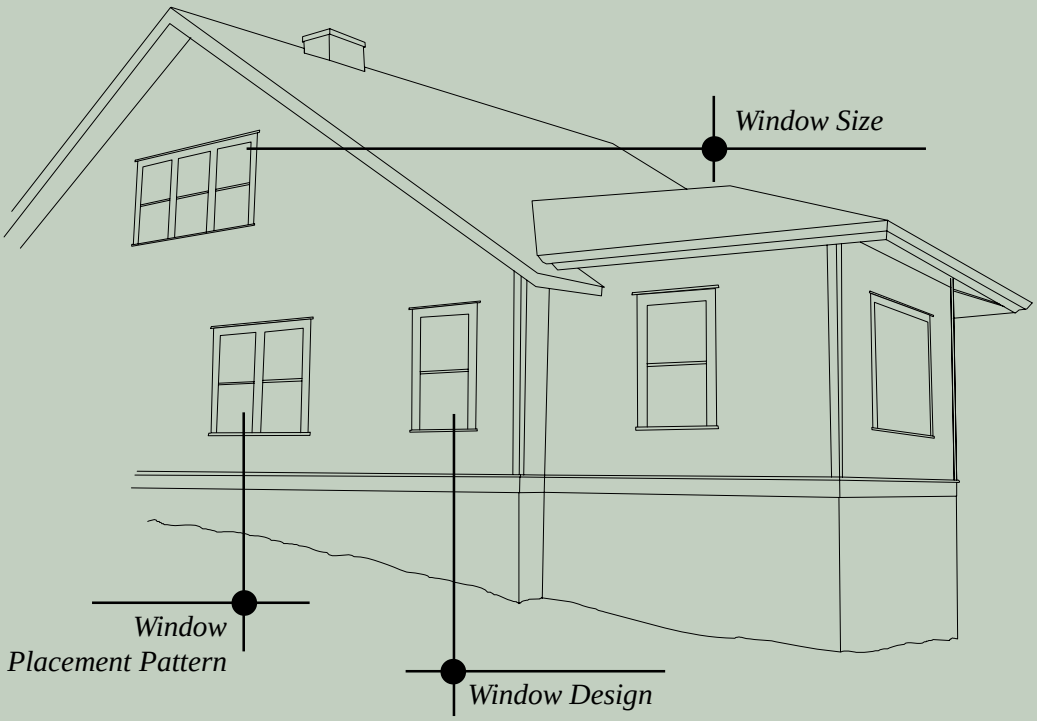




Openings

in the walls of additions – like materials and details – play double duty helping to blend the new with the old while at the same time distinguishing the two from each other. Placement, size, and design all play important roles in acheiving openings that allow additions to acheive compatibility with the historic house.

Basics



§ 16-20L.006.1.n.i.(2)

When visible from a public street or park, windows which have a multi-pane appearance must be either true divided lights (TDLs) which have the muntins integral to the sash or simulated divided lights (SDLs) which have three dimensional muntins permanently affixed to the exterior face of the glass. Flat or sandwiched grilles are not allowed. See illustrations on page 49.

§ 16-20L.006.1.n.iii.

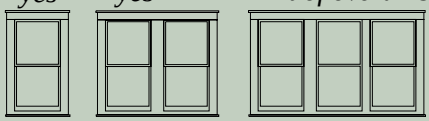
When visible from a public street or park, the placement and numer of openings - the overall pattern - should be similar to those found on the historic building. Avoid large expanses of blank wall.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. Click reference to jump to complete regulations in the appendix.

When visible from a public street or park, size of window and door openings should be similar to those found on the historic building. Slight variations in size associated with the location of kitchens or bathrooms may be acceptable but should be located so as to cause the least visual impact.

§ 16-20L.006.1.n.ii.

windows on side elevation of contributing structure



yes *yes* *yes, though reaching the limit of overall size*

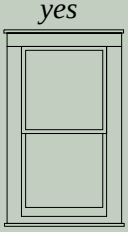
yes, if limited in use - tied to interior layout

no, single unit is too large compared to historic windows

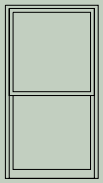
When visible from a public street or park, the dimensions of window and door casings should use dimensions similar to those found on the historic building.

§ 16-20L.006.1.n.i.(3)

yes



no

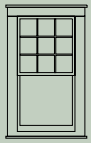


windows on side elevation of contributing structure

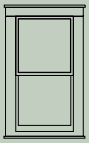
When visible from a public street or park, the design of windows and doors may match those found on the historic building or use a simpler design.

§ 16-20L.006.1.n.i.

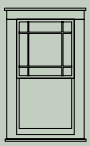
windows on side elevation of contributing structure



yes



yes



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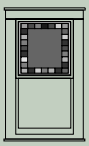


no

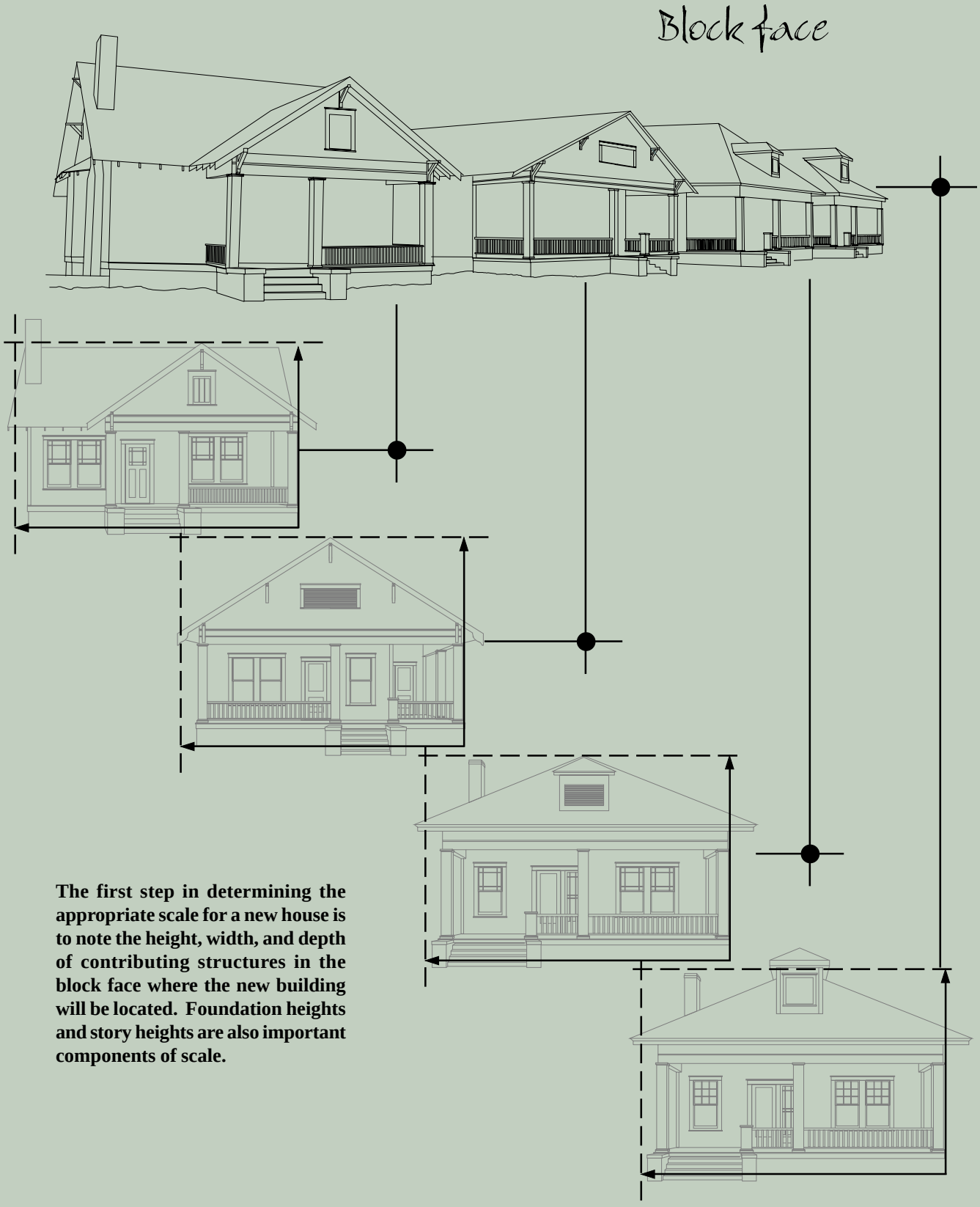
Juman Park

Design Guidelines

Infill Construction

Juman Park Historic District

Scale – a building's height, width, and depth – is an important component of the visual continuity in historic districts. Just as buildings' fronts establish a facade-line along the street, their height establishes a height-line. In combination with width and depth, this creates the perceived "size," to which most buildings in a block face conform.

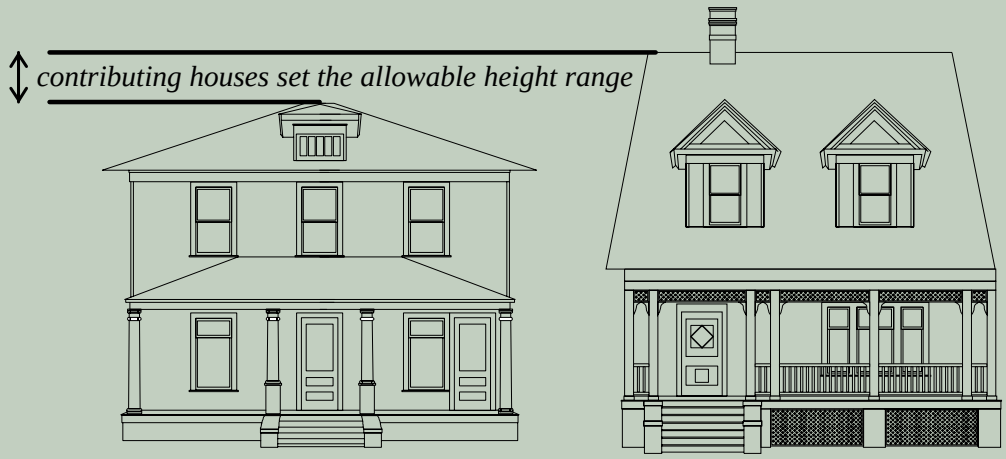


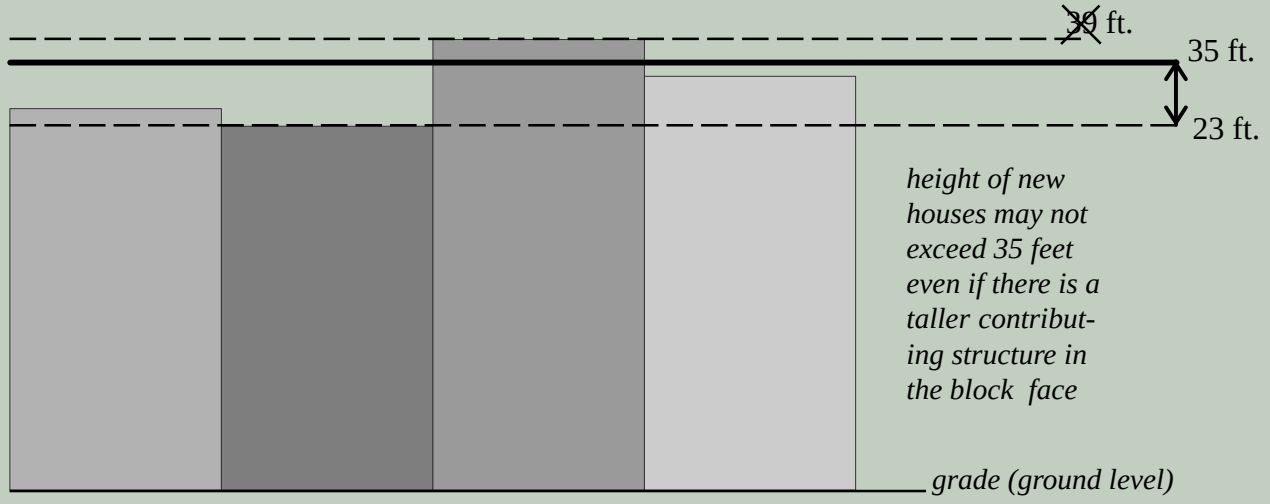
The first step in determining the appropriate scale for a new house is to note the height, width, and depth of contributing structures in the block face where the new building will be located. Foundation heights and story heights are also important components of scale.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

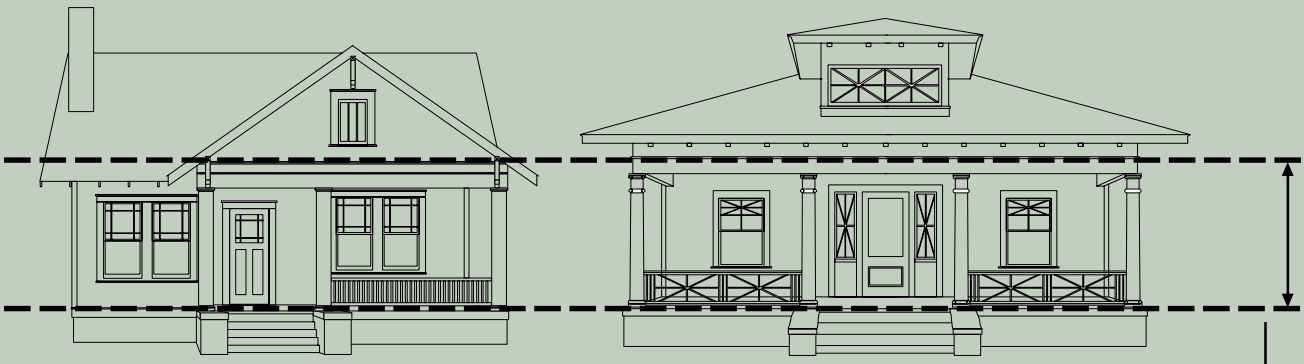
The height of a new house must fall within the range set by the contributing buildings within the block face where the new building will be constructed. In any case new houses may not exceed 35 feet in height.

§ 16-20L.005.1.d.
§ 16-20L.006.1.g.



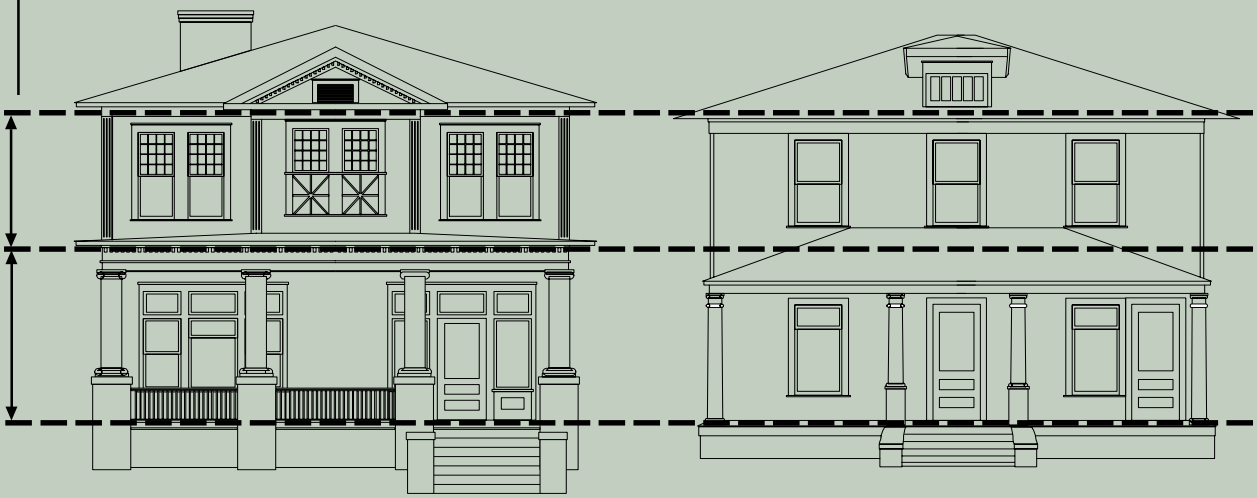


example of contributing structure heights along a block face



§ 16-20L.005.1.d.
§ 16-20L.006.1.g

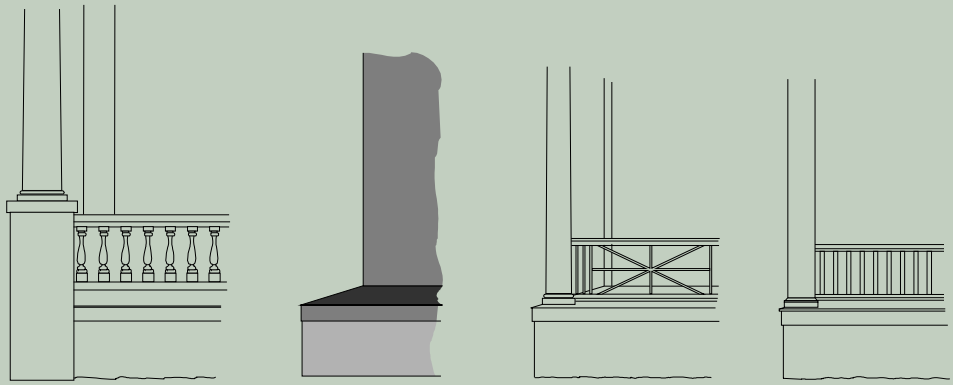
Story heights of new houses should approximate those of contributing buildings within the block face where the new building will be constructed.

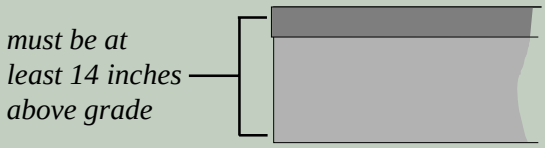


These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

The foundation height at the front of a new house must fall within the range set by contributing buildings within the block face where the new building will be constructed. The foundation must be a minimum of 14 inches above grade.

§ 16-20L.005.1.d.
§ 16-20L.006.1.h



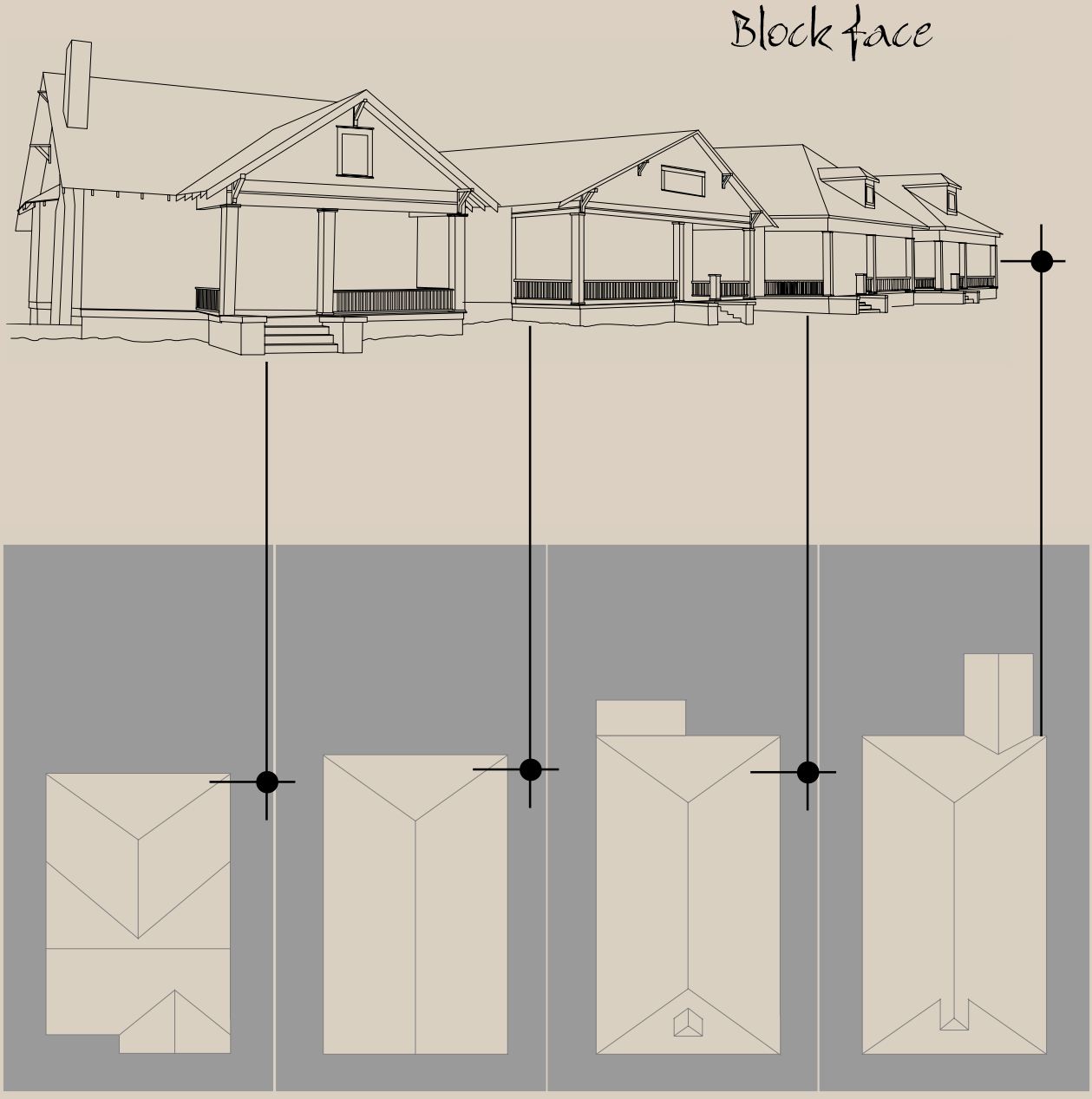


§ 16-20L.005.1.d.
§ 16-20L.006.1.h

Slab on grade construction is not allowed.

Placement

of buildings in historic neighborhoods follows an established pattern. The combination of spacing, the distance between buildings, and setback, the distance between the building and the street is an important character defining element of a district's streetscape. Also important is orientation, the angle of a building's facade in reference to the street.

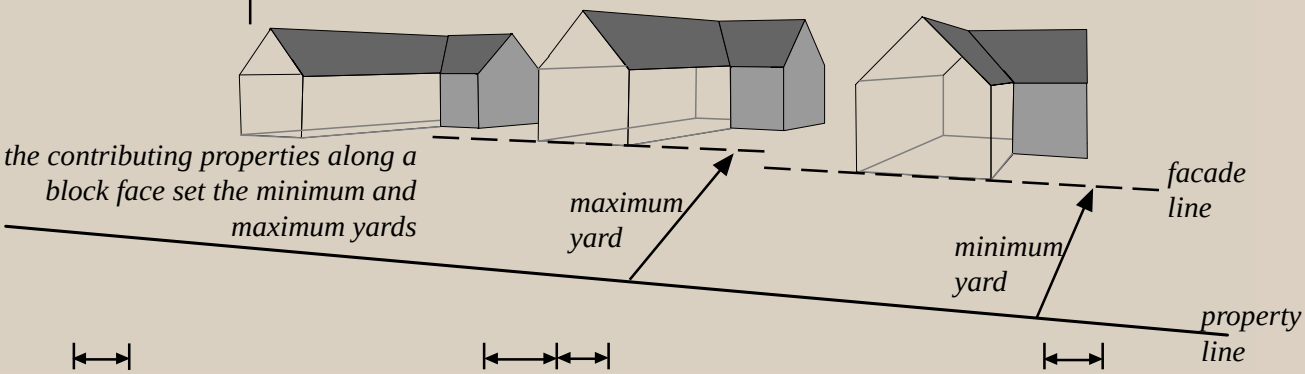


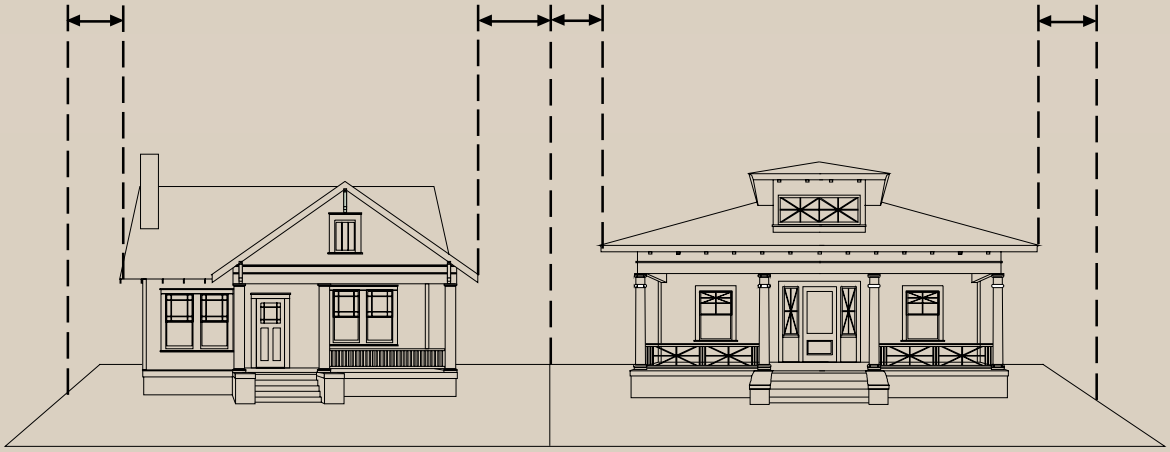
The combination of lot constraints, construction techniques, and social custom lead to regular placement patterns along the block faces of Inman Park's streets. Infill construction should look to contributing houses in the block face for placement guidance.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

New construction should conform to the existing context by respecting the established pattern by using a setback sited between the limits of the required minimum and maximum front yard.

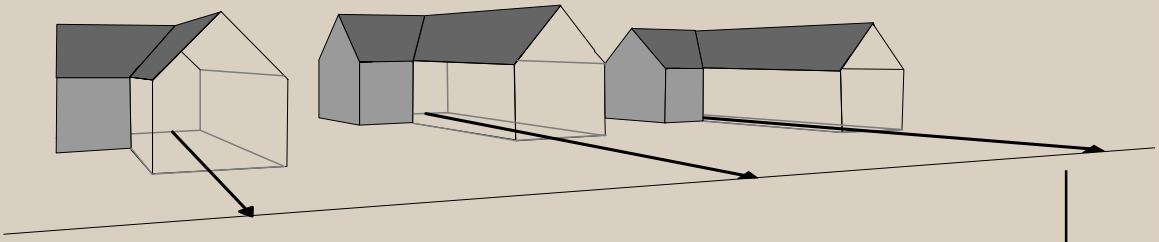
§ 16-20L.006.2.





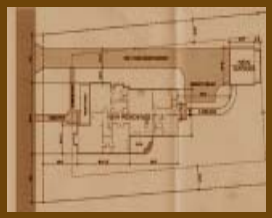
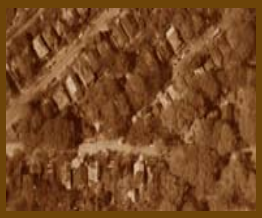
New construction should conform to the existing context by respecting the established pattern by using side setbacks (or spacing) sited between the limits of the required minimum and maximum side yard.

§ 16-20L.006.2.

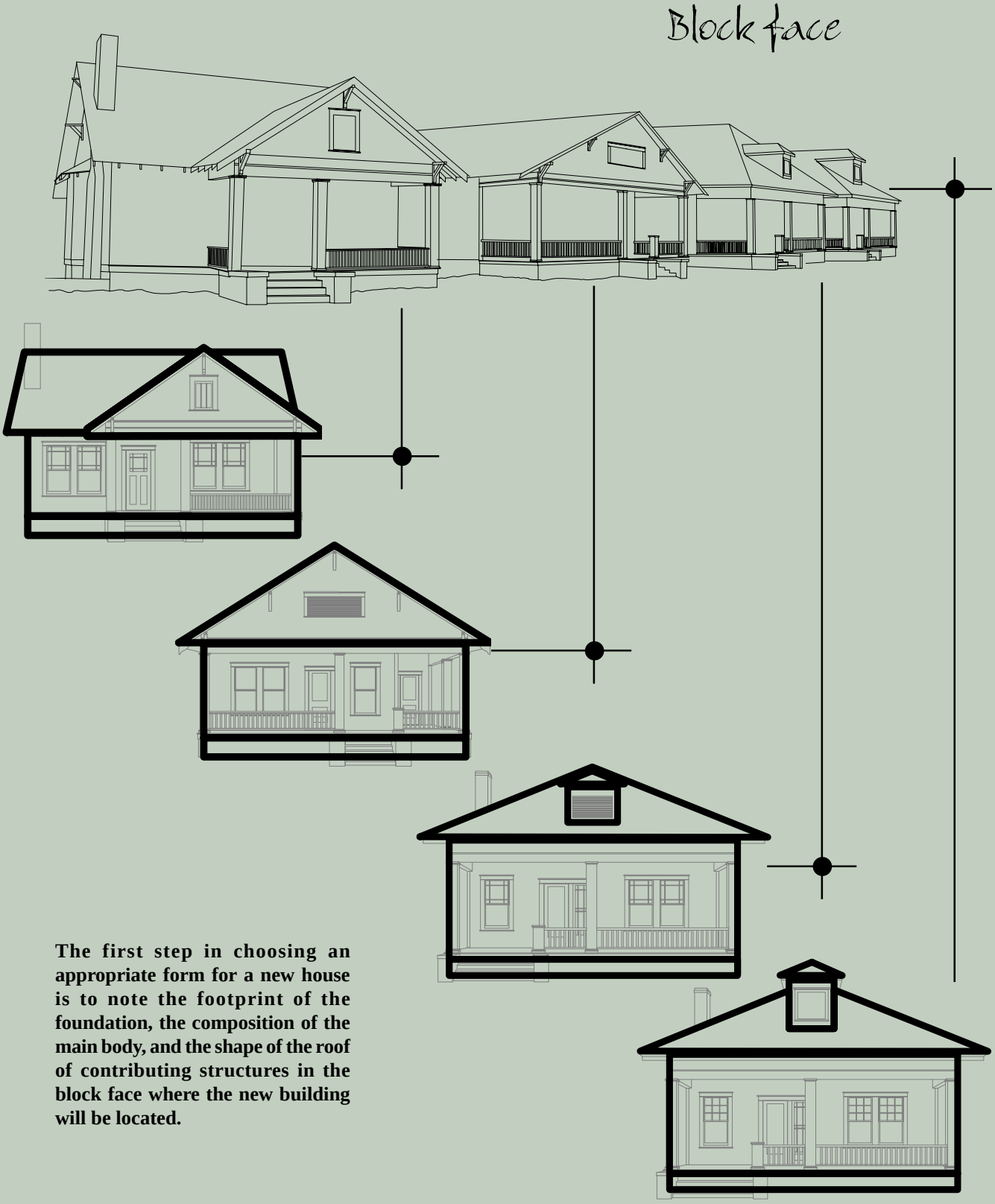


New construction should conform to the established pattern by facing the front elevation of the house toward and parallel to the street, except in those blocks in which the historic pattern is houses at an angle to the street, in which case new construction should use the same angle.

§ 16-20L.006.2.


Form – or the over all shape of a building – is comprised of a variety of parts or blocks. New houses should reference the manner in which these elements are composed on houses within the block face. More modern expressions of form should be reserved for the rear of the structure where they are hidden from public view.



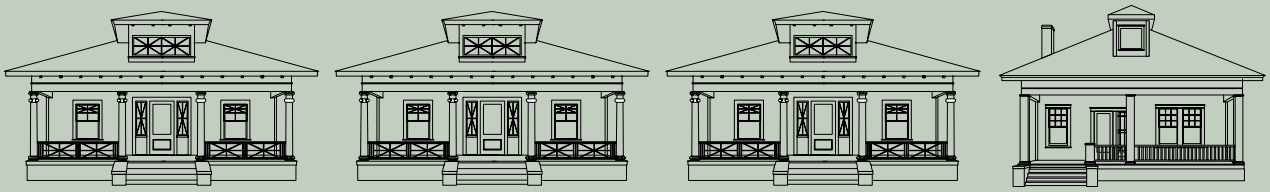
The first step in choosing an appropriate form for a new house is to note the footprint of the foundation, the composition of the main body, and the shape of the roof of contributing structures in the block face where the new building will be located.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

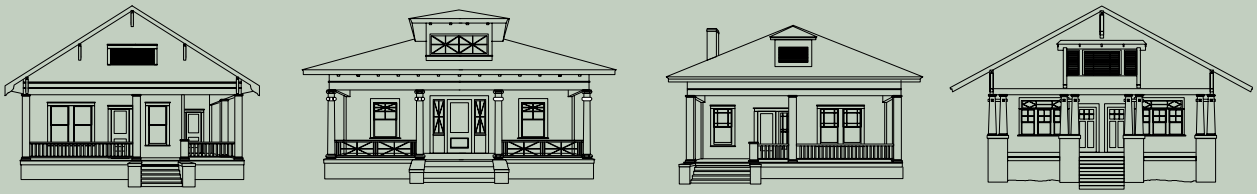
Infill construction should aim for compatible design rather than duplication. In any event, no individual house design shall be substantially repeated on the same side of a street block.

§ 16-20L.006.5.a.

***NO!**: design repeated too often*

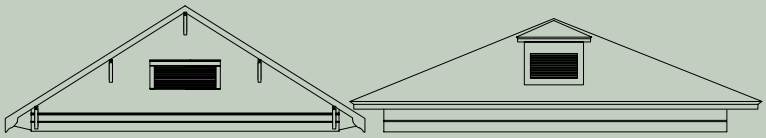


***YES!**: similar but not duplicated forms*



Roofs of infill construction should use a form similar to those found in the block face. The pitch of the roof should be no less than the lowest roof pitch and no greater than the steepest roof pitch in the block face.

§ 16-20L.006.1.f.

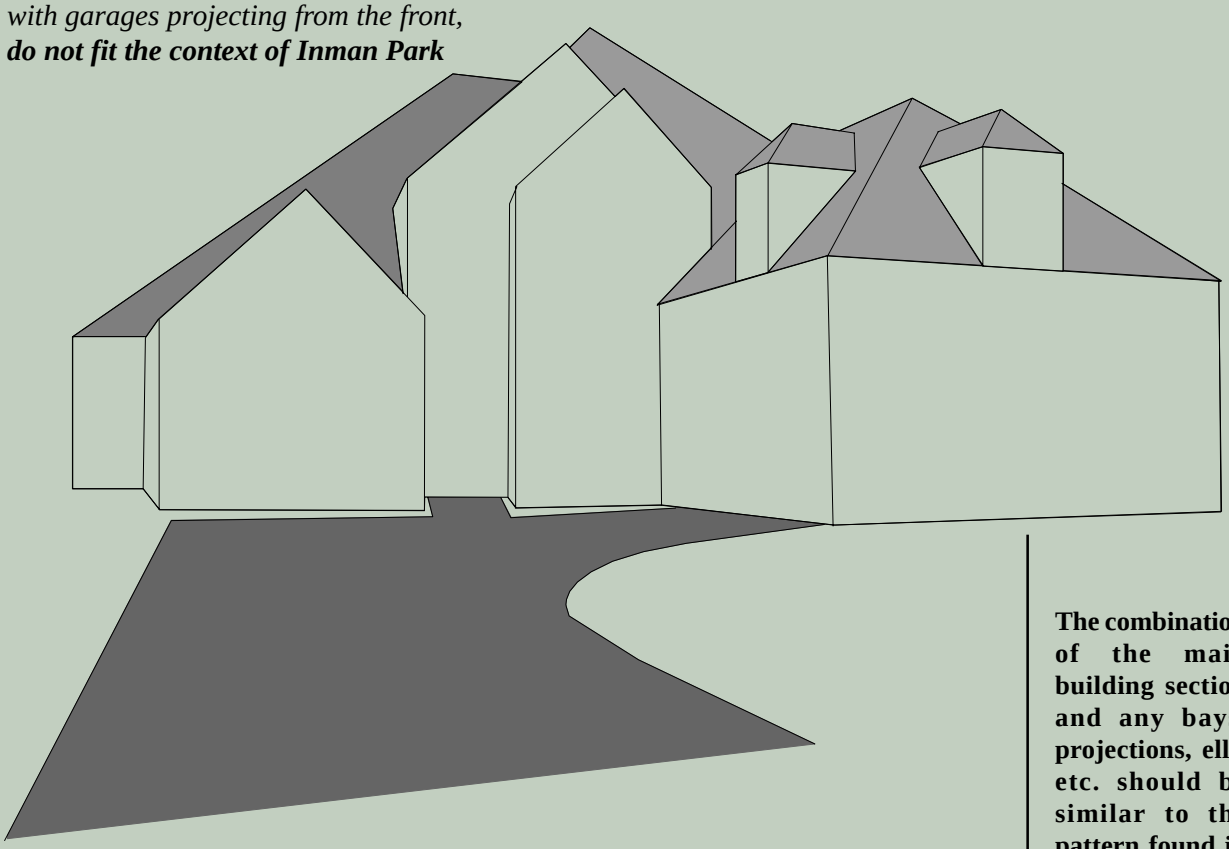


roofs of contributing buildings along the block face set the acceptable range for roof pitch

too low

too steep

modern house forms**, such as those with garages projecting from the front, **do not fit the context of Inman Park

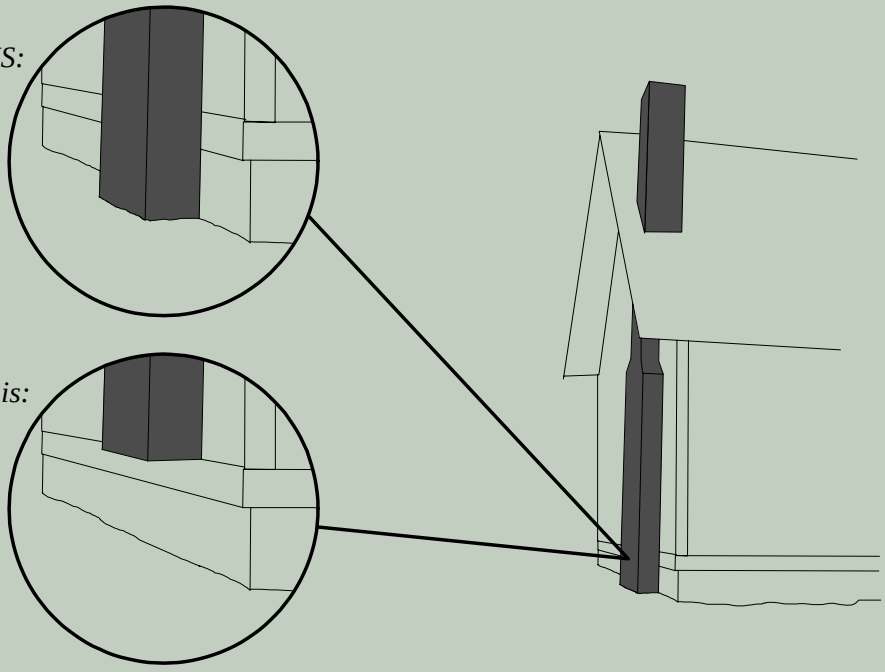


The combination of the main building section and any bays, projections, ells, etc. should be similar to the pattern found in the block face.

§ 16-20L.006.1.g.

THIS:

***NOT** this:*



When any portion of a chimney is visible from a public street or park as a facade element - that is, exposed on an exterior wall - the chimney shall originate at grade.

§ 16-20L.006.1.k.

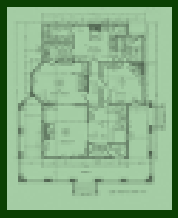
These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

traditional side by side duplex

Principal buildings that are designed as two-family dwellings shall conform to the historic pattern in which the two dwelling units are attached and are either side by side or one unit is located above the ground floor unit.

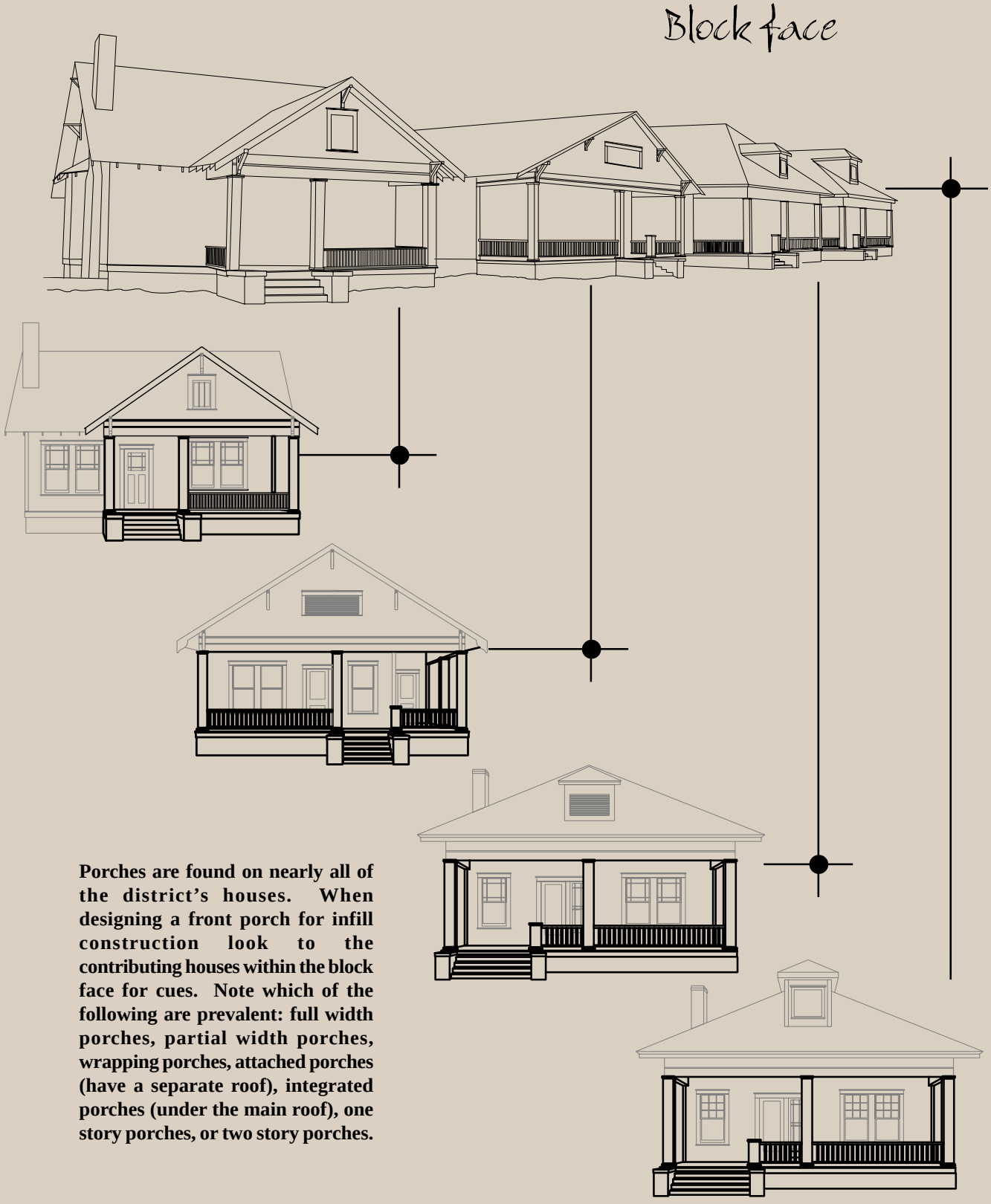
§ 16-20L.006.5.a.

traditional one up, one down duplex



Porches

create a transitional space leading from the public realm of the street to the private areas of the interior of the house. Porches give the streetscape of Inman Park an open feeling despite a high development density. Front porches are architectural identifiers for the district's period of development just as attached, front garages are for modern subdivisions.



Porches are found on nearly all of the district's houses. When designing a front porch for infill construction look to the contributing houses within the block face for cues. Note which of the following are prevalent: full width porches, partial width porches, wrapping porches, attached porches (have a separate roof), integrated porches (under the main roof), one story porches, or two story porches.

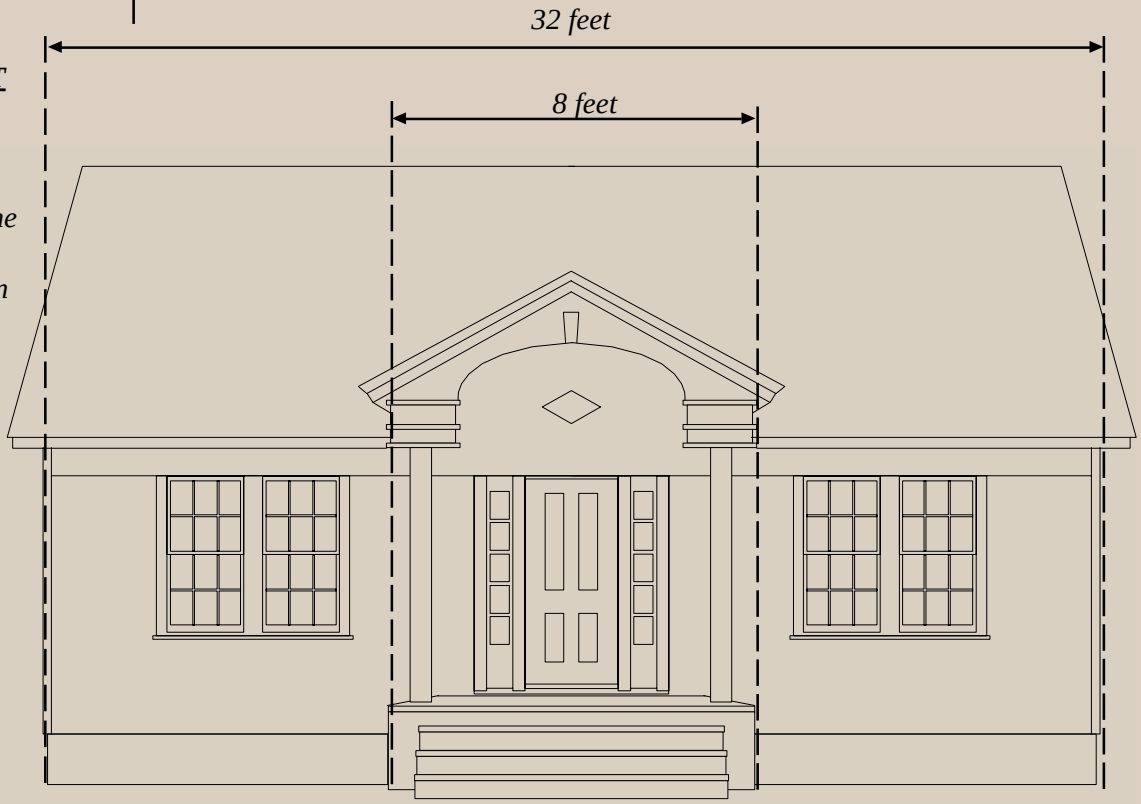
These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

CORRECT
the porch is more than 1/2 the width of the front elevation

Front porches on new infill houses are required. In addition to following the examples of contributing buildings on the block face, front porches must be at least 12 feet wide or one-half of the front elevation - whichever is greater. Front stoops are not allowed.

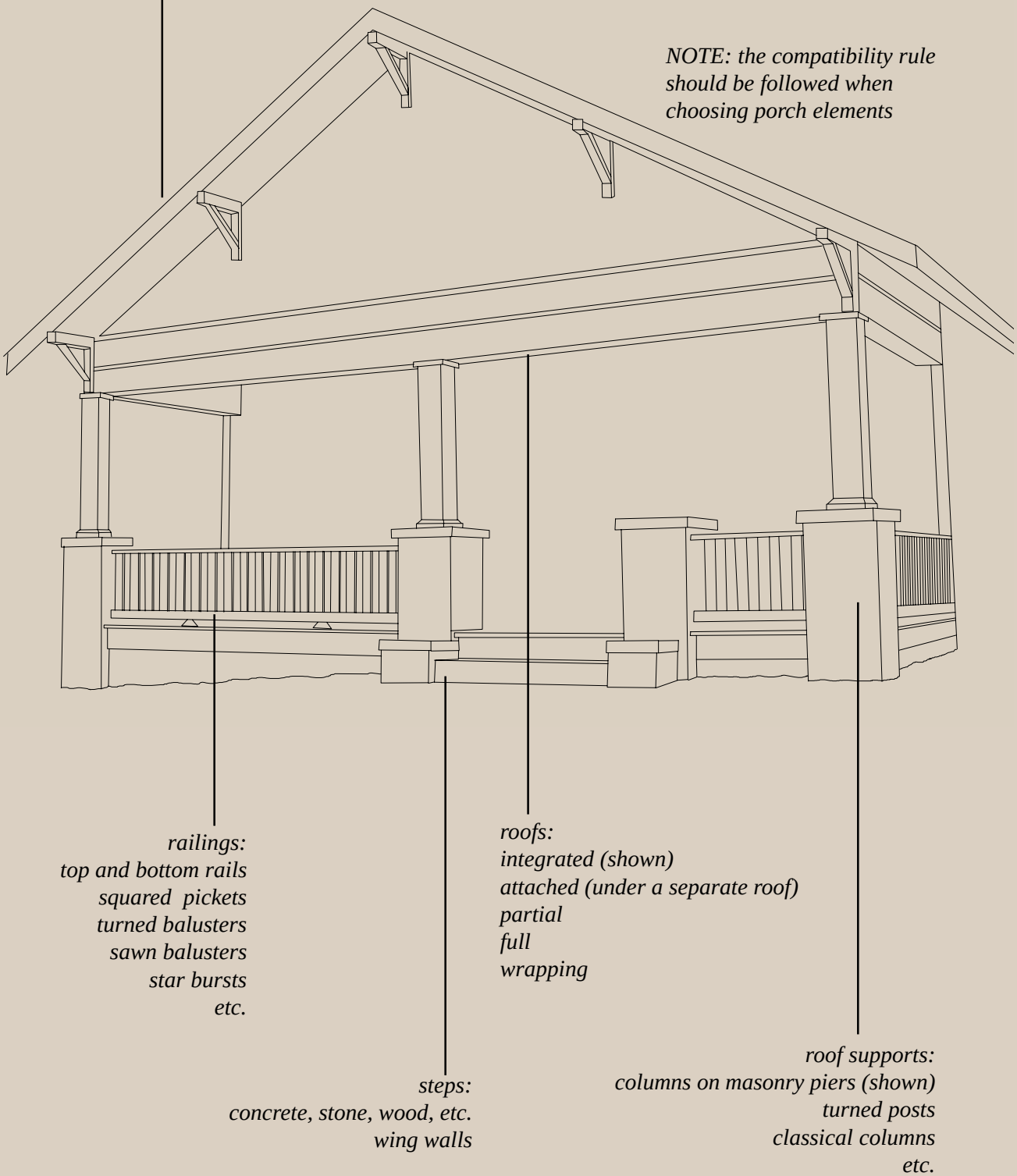
§ 16-20L.006.1.i.

INCORRECT
the porch is less than 12 feet wide and less than 1/2 the width of the front elevation

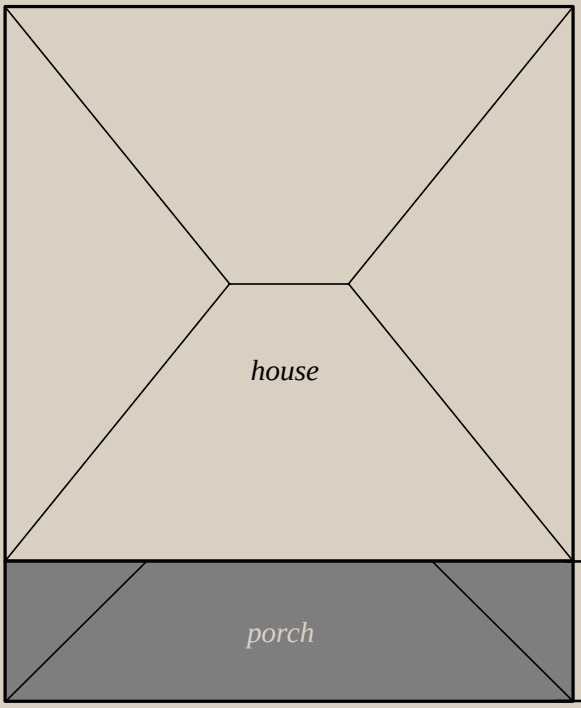


Front porches shall contain roofs, balustrades, columns, steps, and other features compatible with porches in the existing block face.

§ 16-20L.006.1.i.



These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.



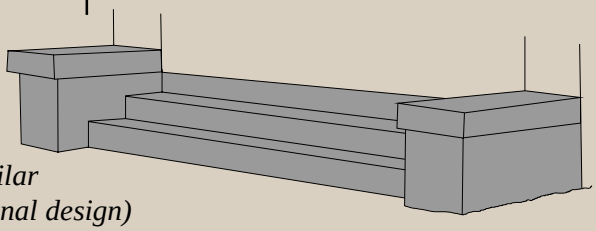
Front porches on new infill houses are required. In addition to following the examples of contributing buildings on the block face, front porches must be at least 8 feet deep.

§ 16-20L.006.1.i.

All front porch steps shall have closed risers and ends.

§ 16-20L.006.1.i.

THIS:
(or similar traditional design)



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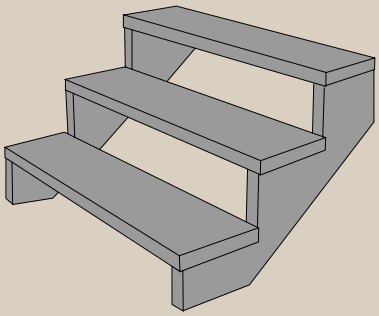
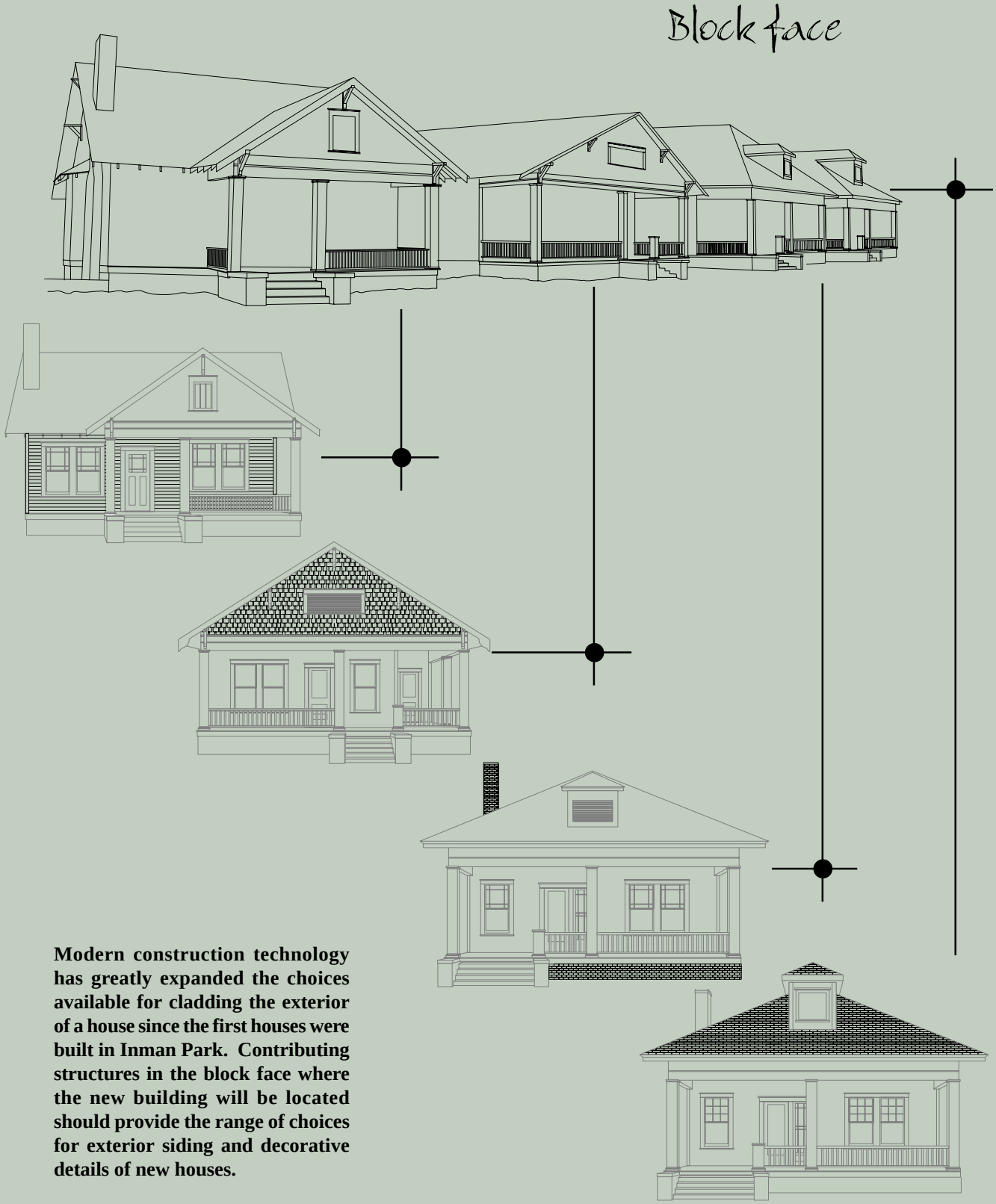


Side and rear porches are not required but are permissible. Those visible from a public street or park should be designed using the compatibility rule.

§ 16-20L.006.1.i.

Materials & Details

represent an important and complicated facet in the design continuity of historic district. The object of new design in historic neighborhoods is to preserve to continuity of the streetscape, not to create new "historic" buildings. Similar materials should be used with new construction, but historic ornamentation should not be copied directly



Modern construction technology has greatly expanded the choices available for cladding the exterior of a house since the first houses were built in Inman Park. Contributing structures in the block face where the new building will be located should provide the range of choices for exterior siding and decorative details of new houses.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

Allowed exterior siding materials: Wood lap siding, cementitious lap siding (smooth texture - no fake wood grain), brick, stone, external insulating finishing system ("EIFS"), and true stucco systems.

Prohibited exterior siding material: Corrugated metal, aluminum siding, and vinyl siding.

§ 16-20L.006.1.p.

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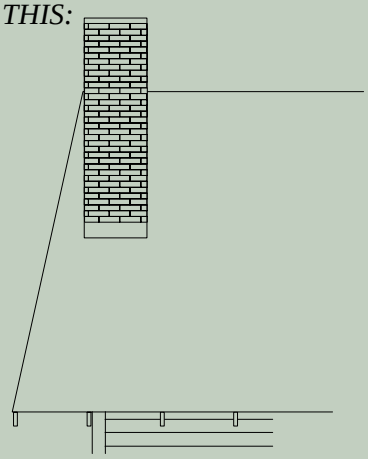

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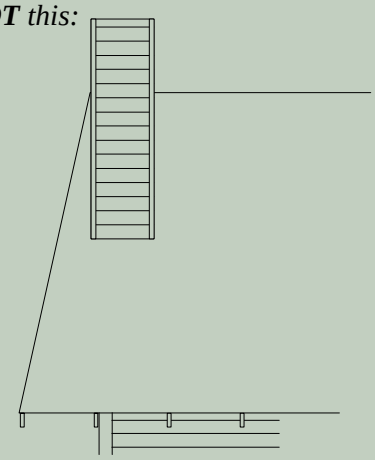


§ 16-20L.006.1.q.ix.(1)

When visible from a public street or park, chimneys must be faced with masonry. Lap siding may not be used for chimneys.

When visible from a public street or park, the exposure or reveal (the amount of the siding showing) should be no less or greater than that found on like buildings in the block face.

§ 16-20L.006.1.q.i.

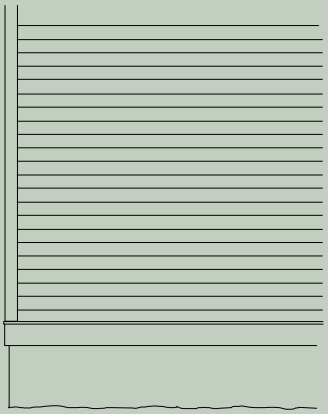
When visible from a public street or park, the type of brick or stone as well as the pattern they are laid should be similar to that found on like buildings in the block face.

§ 16-20L.006.1.q.ii.
§ 16-20L.006.1.q.iii.

When visible from a public street or park, the material and texture of stucco should be similar to that found on like buildings in the block face.

§ 16-20L.006.1.q.iv.

THIS:



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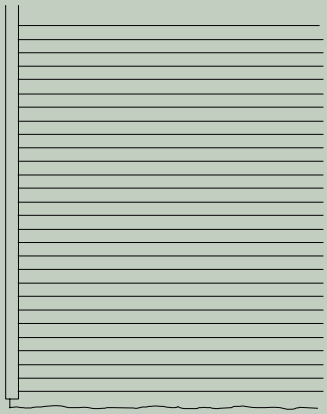


§ 16-20L.006.1.q.viii.(1)

Foundations shall constitute a distinct building design element and shall contrast with the primary facade siding material.

When visible from a public street or park, foundation materials should be similar to that found on like buildings in the block face, generally brick, stone, or stucco. Exposed concrete or CMU foundation walls are prohibited as a finished surface.

§ 16-20L.006.1.q.viii.

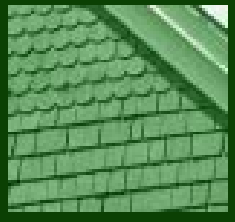
When visible from a public street or park, the material and pattern of roofing should be similar to that found on like buildings in the block face.

§ 16-20L.006.1.q.vi.

These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

The degree of ornamentation on new construction should not exceed that which is typical of the block face. Follow traditional ornamentation patterns and placement.

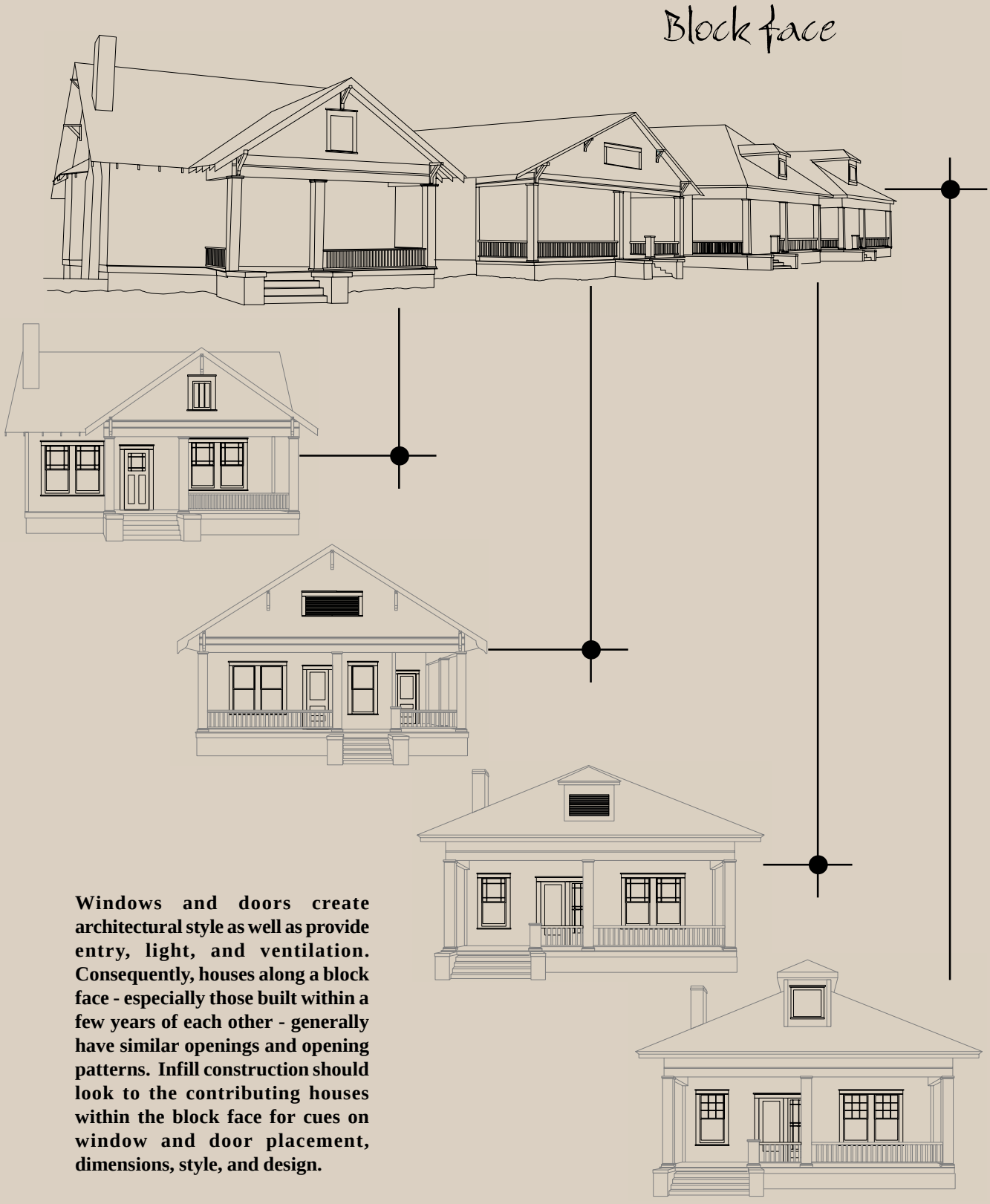
§ 16-20L.005.1.d.





Openings

in the walls of historic houses – windows, doors, vents, etc. – crreate a solid-to-void ratio that is generally consistent and repeated along a block. This common use of openings creates a pleasing rhythm in a historic neighborhood. New buildings should continue to use these elements in a similar manner so that this rhythm is not broken.

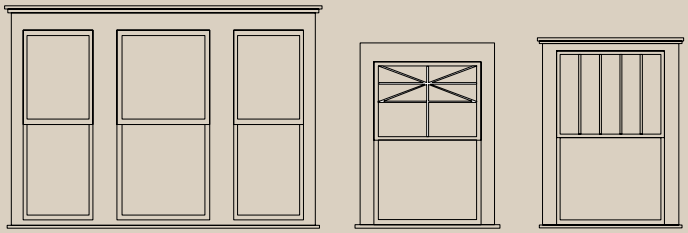


Windows and doors create architectural style as well as provide entry, light, and ventilation. Consequently, houses along a block face - especially those built within a few years of each other - generally have similar openings and opening patterns. Infill construction should look to the contributing houses within the block face for cues on window and door placement, dimensions, style, and design.

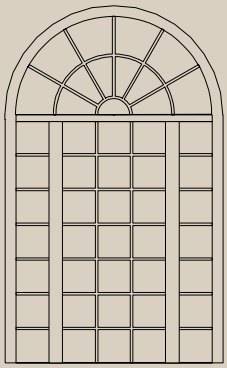
These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

When visible from a public street or park, the size and shape of windows should be similar to those found on like buildings in the block face. Use window types and designs similar to those in like contributing buildings in the block face. Windows of the same general style but with a slightly different pane configuration would be acceptable.

§ 16-20L.006.1.n.i.
§ 16-20L.006.1.n.ii.



if these windows are typical within a block face . . .



then this window should not be used in new construction on that block

Windows on the front of the house should be predominantly vertical in proportion.

§ 16-20L.006.1.n.i.(1)

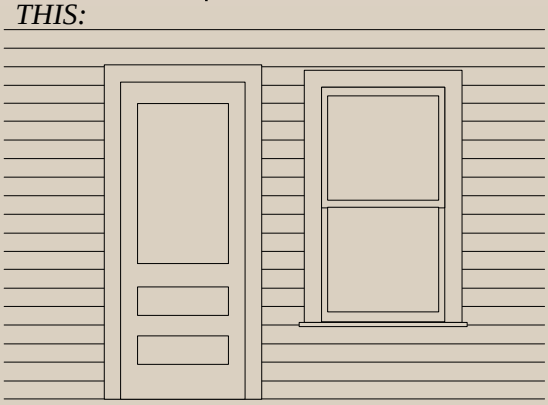
APPROPRIATE

<u>NOT</u> APPROPRIATE

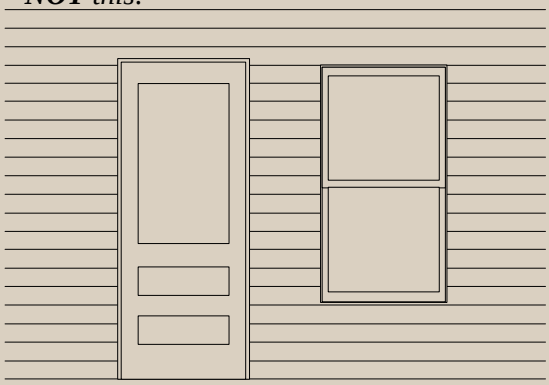
When visible from a public street or park, the dimensions of window and door casings should be no less or greater than that found on like buildings in the block face.

§ 16-20L.006.1.n.i.(3)

THIS:



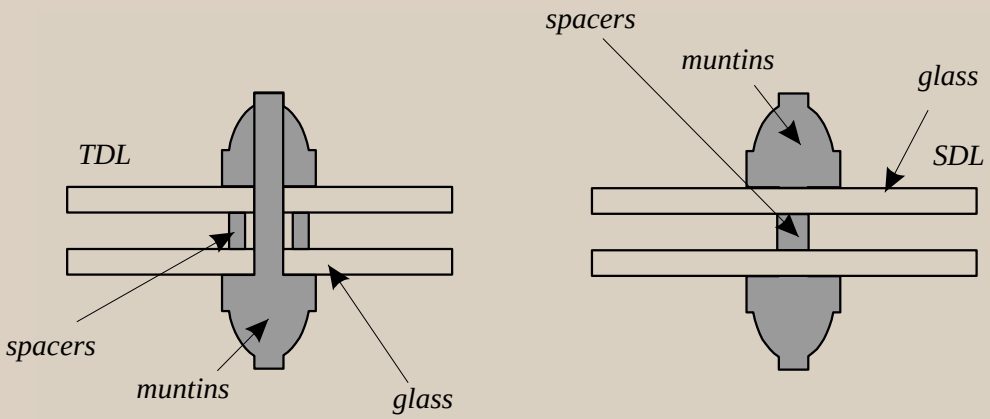
***NOT** this:*



When visible from a public street or park, windows which have a multi-pane appearance must be either true divided lights (TDLs) which have the muntins integral to the sash or simulated divided lights (SDLs) which have three dimensional muntins permanently affixed to the exterior face of the glass. Flat or sandwiched grilles are not allowed.

§ 16-20L.006.1.n.i.(2)

THESE:



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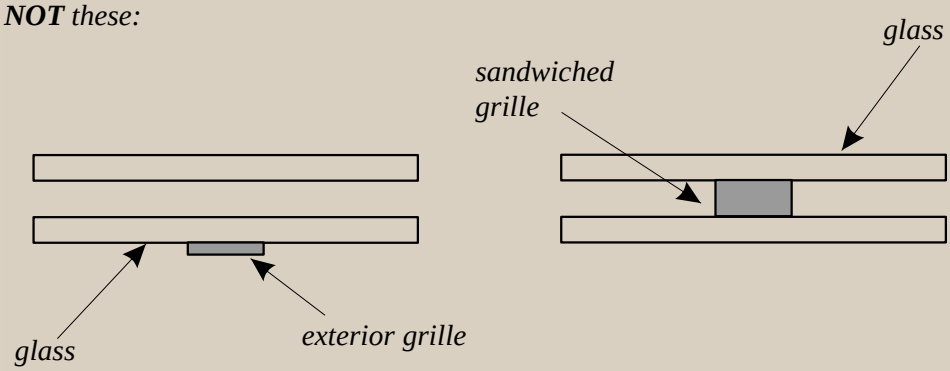
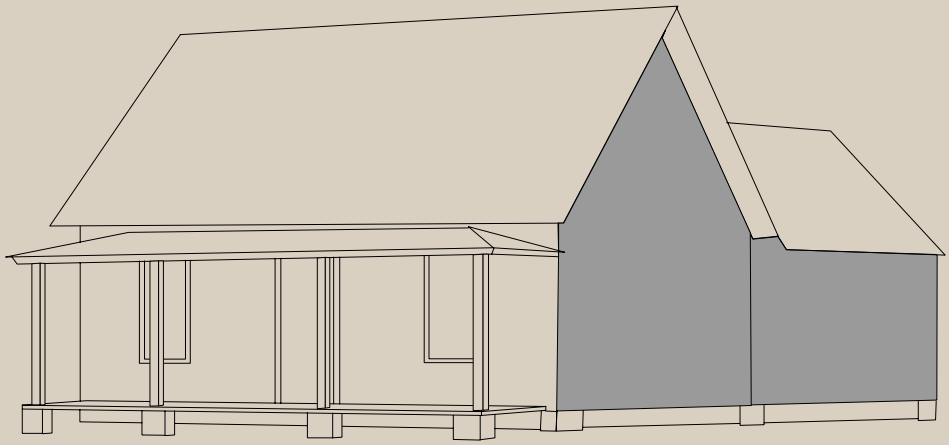


These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

When visible from a public street or park, the placement and number of windows - the overall pattern - should be similar to those found on like buildings in the block face. Avoid large expanses of blank wall.

§ 16-20L.006.1.n.iii.

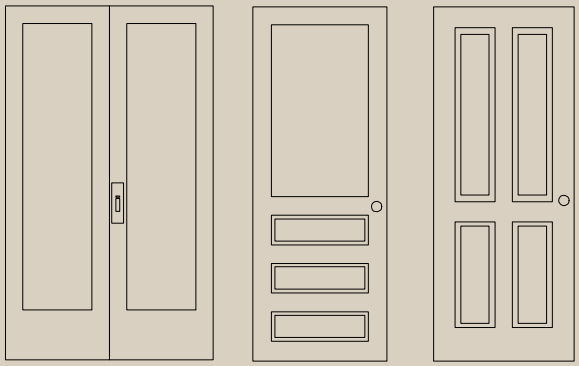


Avoid blank walls on front and side elevations of new construction

When visible from a public street or park, the size and type of doors should be similar to those found on like buildings in the block face. Avoid large expanses of blank wall. Exterior doors shall be wood panel or fixed glass panel in wood frame.

§ 16-20L.006.1.q.v.(1)

THESE:



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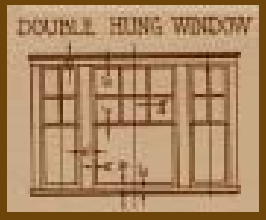

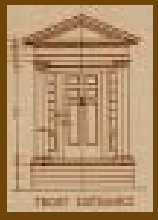

Inman Park

Design Guidelines

Appendix

Inman Park Historic District

Inman Park Historic District Regulations, Subarea 1

Sec. 16-20L.001. Statement of intent.

The intent of the regulations for the Inman Park Historic District is as follows:

1. To preserve the historic physical pattern of the district, including curvilinear streets and parks, the spatial relationships between buildings, and the spatial relationship between buildings and the street;
2. To preserve the architectural history of the district including residential, institutional, commercial, and industrial buildings that were constructed from the 1860's to 1945, including the largest concentration of High Victorian residences in the city;
3. To preserve the diversity of housing types that exists within the district and preserve the historic platting pattern of the residential areas as it existed in 1945;
4. To ensure that new development is compatible with present architectural and spatial characteristics that are characteristic of the district;
5. To ensure that new construction is consistent with the character of the subarea of the district within which it is to be built and that such new construction blends harmoniously with the historic character of the entire district;
6. To preserve the residential character of the district and to ensure that new construction reflects and reinforces the exceptional design features that were established in the original plan for Inman Park;
7. To ensure that new construction observes the general setbacks and height restrictions of the original development and is in harmony with the historic character of the district;
8. To recognize the importance of parks, open space, and institutional buildings in the development of one of Atlanta's earliest garden suburbs;
9. To ensure that new development that uses contemporary design and materials is compatible with and sensitive to the historic character of the Inman Park Historic District;
10. To encourage containment of existing commercial areas and discourage encroachment of the commercial areas into the historic residential area;
11. To ensure that the original design characteristics of commercial and industrial buildings serve as the basis on which plans for new construction, additions and rehabilitation of commercial and industrial buildings will be judged by the urban design commission for harmony, compatibility and appropriateness to the Inman Park Historic District; and
12. To preserve and enhance the historic and architectural appearance of the district so as to substantially promote the public health, safety and general welfare.

(Ord. No. 2002-28, § 3, 4-10-02)

Sec. 16-20L.002. Scope of regulations.

The scope of these regulations for the Inman Park Historic District is as follows:

1. The existing zoning map and all regulations governing all properties within the Inman Park Historic District shall remain in full force and effect. The regulations contained within this chapter 20L shall be overlaid upon, and shall be imposed in addition to, said existing zoning regulations. Whenever the following overlay regulations are at variance with said existing zoning regulations, the following regulations of chapter 20L shall apply.
2. Except where it is otherwise explicitly provided, the provisions of chapter 20 of this part shall apply to this district. Whenever the regulations of chapter 20L conflict with the provisions of chapter 20, the regulations of chapter 20L shall apply.
3. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations

pertaining to properties within this Inman Park Historic District shall continue to apply. In the event of any conflict between said other regulations and the following regulations of this chapter 20L, the interpretation provision set forth in section 16-20.011 of the Code of Ordinances shall govern.

(Ord. No. 2002-28, § 3, 4-10-02)

Sec. 16-20L.003. Boundaries.

The boundaries of the Inman Park Historic District constitute an overlay Historic District (HD) zoning district, which district shall be as shown on the official zoning map adopted herewith entitled "Inman Park Historic District." The district is divided into three subareas as follows:

1. Inman Park Core District, Subarea 1.
2. DeKalb Avenue Corridor Transitional District, Subarea 2.
3. Railroad Corridor Commercial and Industrial Transitional District, Subarea 3.

(Ord. No. 2002-28, § 3, 4-10-02)

Sec. 16-20L.004. Organization.

The overlay zoning regulations for the Inman Park Historic District consist of two parts. The first part consists of general regulations that apply to all properties located within this district. The second part consists of specific regulations that apply to the identified subareas.

(Ord. No. 2002-28, § 3, 4-10-02)

Sec. 16-20L.005. General regulations.

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General criteria.
    a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
    b. In the Inman Park Historic District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
        i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
        ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
        iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
        iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
        v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
        vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
        vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
        viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

c. New construction in Subarea 2 and in Subarea 3: Contemporary design for new construction and for additions to existing properties shall not be discouraged when such new construction and additions do not destroy significant historical, architectural, or cultural material, and such construction or additions satisfy section 16-20L.007 or section 16-20L.008, as applicable.

d. Compatibility rule: The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face, and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows: where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure. Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.

e. Initial plan review for proposed improvements in Subareas 2 and 3. Prior to submission of any development plans involving new construction including any addition to any existing building that otherwise requires review by the commission, such plans shall first be submitted to and reviewed by the bureau of planning for conformance with the zoning requirements of Subarea 2 or 3 as applies. The director of the bureau of planning shall review said plans and shall transmit to the director of the urban design commission in writing within 30 days of receipt of such plans a written statement as to whether or not in the planning director's opinion, such plans are in conformance with the zoning requirements imposed within Subarea 2 or within Subarea 3, as is applicable.

2. Certificates of appropriateness.

a. Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.

b. Type I certificates of appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure or portion thereof does not require a certificate of appropriateness.

c. Type II certificates of appropriateness. Unless certificates of appropriateness are specifically exempted in the subarea regulations, Type II certificates of appropriateness shall be required for any of the following to the extend they are visible from a public street or park: Any minor alteration to any facade of any principal structure, fences, walls, accessory structures, and decks, and paving. If a Type II certificate of appropriateness is required and the pro-

posed alteration meets the requirements of section 16-20L.006, section 16-20L.007, or section 16-20L.008, as applicable, the director of the commission shall issue Type II certificate within 14 days of the application. If a Type II certificate of appropriateness is required and the proposed alteration does not meet the requirements of section 16-20L.006, section 16-20L.007, or section 16-20L.008, as applicable, the director of the commission shall deny the application with notice to the applicant within 14 days of the application. Appeals from any such decision of the director regarding the approval and/or denial of Type II certificates may be taken by any aggrieved person by filing an appeal in the manner prescribed in the appeals section of chapter 16-20.008(a) for Type I certificates.

d. Type III certificates of appropriateness shall be required for:
   i. All new principal structures.
   ii. All major alterations and additions to existing structures where visible from a public street or park, unless such alterations or additions are specifically exempted from certificates of appropriateness in the subarea regulations.

e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.

3. Variances, special exceptions, and appeals. Variance applications, applications for special exceptions, and appeals from these regulations shall be heard by the commission. The commission shall have the authority to grant or deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16. The commission shall have the authority to grant or deny applications for special exceptions pursuant to the standards in chapter 25. The commission shall have the authority to grant or deny applications for appeal pursuant to the standards in section 16-30.010 and the appeal provisions for said decision, set forth in section 16-30.010(e), shall also apply to the commission's decision.

4. Financial hardship exemptions.

a. These regulations set forth a minimum standard of architectural compatibility with the rest of the district. However, in order to balance other equally important objectives of economic development, neighborhood revitalization, and prevention of displacement of residents, the commission may allow reasonable exemptions from these regulations for Type II certificates of appropriateness for repair only to a property owner's principal residence on the ground of economic hardship to the property owner.

b. The burden of proving economic hardship by a preponderance of the evidence shall be on the applicant.

c. The commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:
   i. The present income of the property owner(s) and those occupying the property;
   ii. The age of the property owner;
   iii. The length of time the property owner has resided in the neighborhood or in the residence for which the exemption is sought;
   iv. The availability of other sources of funds that are appropriate to the circumstances of the applicant, including loans, grants, and tax abatements;
   v. The costs associated with adherence to these regulations;
   vi. The degree of existing architectural significance and integrity of the structure; and
   vii. The purpose and intent of this chapter.

d. The commission shall consider these factors. If it finds that the applicant's economic hardship outweighs the need for strict adherence to these regulations it shall grant an exemption, in whole or in part, as appropriate.

5. Subdivisions or aggregation. The platting pattern of the Inman Park Historic District is an integral part of the historic character of the district. No subdivision shall be approved unless it can be shown that the proposed subdivision is substantially consistent with the historic character of the district. In addition to the requirements of the subdivision and zoning ordinances, including but not limited to sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions of lots shall conform to the historic platting pattern in the Inman Park Historic District with regard to lot size, dimensions, and configurations. The compatibility rule shall apply, and no subdivision shall be approved unless and until the urban design commission has made a finding that it is consistent with this provision or with the platting pattern of the neighborhood, as it existed in 1945.
6. Tree preservation and replacement. The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall apply to this district.
7. Any time the provision 16-20.011 (b) of this part is enforced in this district, the director of the commission shall notify the Inman Park Neighborhood Association within ten days and a 30-day period for comment be allowed for the association. Further, the director shall regularly send to the Inman Park Neighborhood Association the agenda for each regular meeting and for any special meeting of the commission in which there is any agenda item for property located within the Inman Park Historic District.

(Ord. No. 2002-28, § 3, 4-10-02)

Sec. 16-20L.006. Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20l.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

1. *Design standards and other criteria for construction of and for additions to one- and two-family residential structures.*
   a. No individual house design shall be substantially repeated on the same side of a street block.
   b. An unpaved planting strip adjacent and parallel to the public street shall be provided. The compatibility rule shall apply to the dimensions and location of planting strips.
   c. A sidewalk between the planting strip and the required front yard and parallel to the public street shall be provided. The compatibility rule shall apply to sidewalks. The sidewalk shall be the same width as the sidewalk on abutting properties or it shall be the width required by law, whichever is greater. If no sidewalk exists in the block, the new sidewalk shall not be less than six-feet wide. If no sidewalk paving material predominates in the block, the sidewalk shall be constructed of the historically accurate material for that block, either hexagonal pavers, concrete inlaid with hexagonal imprint, or brick.
   d. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
   e. All front facades, front porches, front steps, and front doors of the principal structure shall face and be parallel to the street, except in those blocks in which the historic pattern is such that houses are situated at an angle to the street, in which case the compatibility rule shall apply.
   f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
   g. The compatibility rule shall apply to the height, scale, and massing of the principal structure. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)
   h. Height of the first floor of the front facade above grade shall be subject to the compatibility rule. The first floor of the principal structure shall be on foundations and shall be elevated above grade at the front facade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.

i. Front porches on principal structures shall be required. The compatibility rule shall apply to the design and size of said front porches, provided that such porches shall be a minimum of 12 feet wide or one-half of the width of the front facade, whichever is greater, and a minimum of eight feet deep. Front porches shall contain roofs, balustrades, columns, steps, and other features compatible with porches in the existing block. Front porches may extend up to ten feet into the required front yard. All front porch steps shall have closed risers and ends.

j. Decks are permitted only when located to the rear of the principal structure and such decks shall be no wider than the width of the house.

k. The use of chimneys with new principal structures is encouraged. When any portion of a chimney is visible from a public street or park as a facade element, the chimney shall originate at grade.

l. Fences and walls, excluding retaining walls, visible from a public street or park upon completion, subject to the provisions of section 16-28.008(5) and the following limitations, may occupy required yards:
    i. Fences not exceeding four feet in height may be erected in the front yard or half-depth front yard. Walls, excluding retaining walls, are not permitted in the front yard or in other yards adjacent to public streets.
    ii. Fences and walls not exceeding six feet in height may be erected in side or rear yards.
    iii. The compatibility rule shall apply to all fences located in a required front yard adjacent to a street. Such fences shall be constructed of brick, stone, ornamental iron, or wood pickets. Chain link fencing is not permitted in front yards or in other yards adjacent to public streets.

m. The compatibility rule shall apply to portions of retaining walls located in a required front yard or in a required yard adjacent to a public street that are visible from a public street or park. Such retaining walls shall be faced with stone, brick, or smooth stucco. The compatibility rule notwithstanding, no single section of such retaining wall shall exceed four feet in height.

n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
    i. The style of the individual window.
        (1) Windows in the front facade shall be predominantly vertical in proportion.
        (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
        (3) Window and door casings widths and depths are subject to the compatibility rule.
    ii. The size and shape of individual window openings.
    iii. The overall pattern of fenestration as it relates to the building facade.

o. Mechanical equipment shall be located to the side and rear of the principal structure and where possible in the location least visible from a public street or park. Screening with appropriate plant material or fencing is required if the equipment is visible from a public street or park.

p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the facade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.

q. The compatibility rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
    i. The dimensions of the exposed face of lap siding and wood shingles.
    ii. The type of brick and pattern of brickwork.

iii. The type of stone and pattern of stonework.
iv. The material and texture of stucco.
v. The size and type of doors.
(1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
vi. The materials and pattern of roofing.
vii. Paving materials for walks and drives.
(1) Asphalt is not permitted.
viii. Visible foundation materials.
(1) Foundations shall constitute a distinct building design element and shall contrast with the primary facade siding material. Exposed concrete or CMU foundation walls are prohibited as a finished surface.
ix. Visible portions of chimneys.
(1) Chimneys shall be faced with masonry. Siding on chimneys is not permitted.
x. Skylights are permitted where not visible from a public street or park wherever possible. Protruding bubble skylights are prohibited.

2. *Minimum yard requirements.* The following minimum yard requirements and maximum floor area ratio shall apply to all permitted uses of new construction and to additions to existing structures: Front, side, and rear setbacks shall be subject to the compatibility rule.
3. *Off-street parking and driveways.* In addition to the provisions of section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all permitted uses:
   a. Off-street parking shall not be permitted between the principal structure and any public street.
   b. Parking shall not be permitted on walkways that are located between the street and the facade of the principal structure.
   c. The use of alleys for access to such parking is both permitted and encouraged. No variance is required for driveways coming off of an alley.
   d. Driveways shall not exceed a width of ten feet not including the flare at the street.
   e. Side by side driveways are not permitted except upon approval of the urban design commission.
4. *Principal uses and structures:*
   a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
      i. Single-family detached dwelling.
      ii. wo-family dwelling, subject to the limitations and requirements set forth herein.
      iii. In no case shall there be more than one principal building and one principal use on a lot.
      iv. A lot shall not be used for more than two dwelling units.
      v. Floor area ratio shall not exceed 0.50.
   b. Properties that have an underlying zoning designation of RG-1 shall be used as is otherwise permitted pursuant to the provisions of chapter 8 of this part and shall comply with all applicable provisions of this chapter 20L.
   c. Properties that have an underlying zoning designation of RG-2 shall be used as is otherwise permitted pursuant to the provisions of chapter 8 of this part and shall comply with all applicable provisions of this chapter 20L.
   d. Properties that have an underlying zoning designation of RG-3 (Residential General, Sector 3) district shall be used as is otherwise permitted pursuant to the provisions of chapter 8 of this part and shall comply with all applicable provisions of this chapter 20L.
   e. Properties that have an underlying zoning designation of RG-3-C (Residential General, Sector 3-Conditional) district shall be used as is otherwise permitted pursuant to the provisions of chapter 8 of this part and to the conditions imposed by the city council and mayor and shall comply with all applicable provisions of this chapter 20L.

f. Properties that have an underlying zoning designation of NC-1 (Neighborhood Commercial-1) district shall be used as is otherwise permitted pursuant to the provisions of chapter 32 of this part and shall comply with all applicable provisions of this chapter 20L.
g. Properties that have an underlying zoning designation of R-LC (Residential—Limited Commercial) district shall be used as is otherwise permitted pursuant to the provisions of chapter 9 of this part and shall comply with all applicable provisions of this chapter 20L.
h. Properties that have an underlying zoning designation of R-LC-C (Residential—Limited Commercial-Conditional) district shall be used as is otherwise permitted pursuant to the provisions of chapter 9 of this part and to the conditions imposed by the city council and mayor and with all applicable provisions of this chapter 20L.
i. Properties that have an underlying zoning designation of C-1 (Commercial) district shall be used as is otherwise permitted pursuant to the provisions of chapter 11 of this part and shall comply with all applicable provisions of this chapter 20L.
j. Properties that have an underlying zoning designation of C-2 (Commercial Service) district shall be used as is otherwise permitted pursuant to the provisions of chapter 12 of this part and shall comply with all applicable provisions of this chapter 20L.
k. Properties that have an underlying zoning designation of C-2-C (Commercial Service—Conditional) district shall be used as is otherwise permitted pursuant to the provisions of chapter 12 of this part and to the conditions imposed by the city council and mayor and shall comply with all applicable provisions of this chapter 20L.
l. Properties that have an underlying zoning designation of I-1 (Light Industrial) district shall be used as is otherwise permitted pursuant to the provisions of chapter 16 of this part and shall comply with all applicable provisions of this chapter 20L.
m. Properties that have an underlying zoning designation of SPI-5 (Inman Park Special Public Interest) district shall be used as is otherwise permitted pursuant to the provisions of chapter 18E of this part and shall comply with all applicable provisions of this chapter 20L.
n. Properties that have an underlying zoning designation of PD-MU (Planned Development-Mixed Use) district shall be used as is otherwise permitted pursuant to the provisions of chapter 19B of this part and to the conditions imposed by the city council and mayor and shall comply with all applicable provisions of this chapter 20L.

5. *Limits on two-family development.* In order to preserve the character of single-family pattern of development and to preserve the historic pattern of development in which accessory buildings are visually subordinate to principal residential buildings, the following regulations shall apply:
   a. Principal buildings that are designed as two-family dwellings shall conform to the historic pattern in which the two dwelling units are attached and are either side by side or one unit is located above the ground floor unit. The compatibility rule shall apply to the configuration of the duplex structure.
   b. Where an accessory building is used as a detached single-family dwelling, the following limits shall apply:
      i. The accessory dwelling unit shall not exceed 1,200 square feet or 40 percent of the area of the principal building, whichever is less.
      ii. For the purposes of subsection 6.g.v below, which limits the total allowable area of the accessory building to 30 percent of the principal building, the square footage of the accessory dwelling unit shall not be included when calculating the total area of the accessory building.
6. *Permitted accessory uses and structures:* These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses and structures. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:
   a. Greenhouses, garden sheds, private garages, and similar structures. When a private garage is part of a principal structure, the garage door may not be located on the front facade of the principal structure, nor the side facade if visible from a public street or park.

b. Swimming pools, tennis courts, and similar active recreation facilities subject to the following limitations:
    i. Such active recreation facilities in any yard, required or other, adjacent to a street shall require a special exception from the urban design commission, which special exception shall be granted only upon finding that:
        (1) The location will not be objectionable to occupants of neighboring property, or the neighborhood in general, by reason of noise, lights, or concentrations of persons or vehicular traffic, and
        (2) The area for such activity could not reasonably be located elsewhere on the lot.
    ii. The urban design commission may condition any special exception for such facilities based on concerns regarding fencing, screening or other buffering, existence and/or location of lighting, hours of use, and such other matters as are reasonably required to ameliorate any potential negative impacts of the proposed facility on adjoining property owners.
c. Home occupations, subject to limitation set forth in section 16-29.001(17).
d. Structures necessary for active construction projects.
e. Devices for the generation of energy, such as solar panels, wind generators and similar devices, but not located in or to the front of the principal structure.
f. The following regulations shall apply to all permitted accessory uses and structures:
    i. Except in the case of home occupation, no accessory use shall be of a commercial nature.
    ii. No accessory structure shall be constructed until construction of the principal structure has actually begun, and no accessory structure shall be used or occupied until the principal structure is completed and in use.
    iii. Accessory structures shall not cover more than 25 percent of the rear yard.
    iv. Accessory structures shall be placed behind the principal structure within the buildable area of the lot.
    v. Accessory structures shall not exceed 25 feet in height or the height of the principal structure, whichever is less, and shall not contain a total floor area greater than 30 percent of the floor area of the principal structure.

(Ord. No. 2002-28, § 3, 4-10-02)

Appendix – Juman Park HD Regulations

Glossary

Addition. New construction added to an existing building or structure.

Alteration. Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Arch. A curved construction which spans an opening and supports the weight above it.

Awning. A sloped projection supported by a frame attached to the building facade or by posts anchored to the sidewalk.

Bay. The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

Bond. A term used to describe the various patterns in which brick is laid.

Bracket. A decorative support feature located under eaves or overhangs.

Capital. Topmost member of a column or pilaster.

Cast iron. Iron made in a mold.

Cast iron front. A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Column. A vertical, cylindrical or square supporting member, usually with a classical capital.

Coping. The capping member of a wall or parapet.

Corbeling. A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice. The uppermost, projecting part of an entablature, or feature resembling it.

Crenellation. A parapet with open spaces that surmounts a wall and is used for defense or decoration

Course. A horizontal layer or row of stones or bricks in a wall.

Dentil. One of a series of small, square, tooth or block-like projections forming a molding.

Double hung window. A window having two sashes, one sliding vertically over the other.

Eave. The edge of a roof that projects beyond a wall.

E.I.F.S. Exterior insulation and finish systems are multi-component exterior wall systems which generally consist of: 1) an insulation board; 2) an adhesive and/or mechanical attachment of the insulation board to the substrate or existing wall surface; 3) a base coat reinforced with glass fiber mesh on the face of the insulation board; and 4) a finish coat which protects the entire system.

Elevation. Any of the external faces of a building.

Entablature. The horizontal group of members supported by the columns, divided into three major parts, it consists of architrave, frieze, and cornice.

Exposure. The width of the visible portion of lapped siding. Also known as the reveal.

Facade. Used interchangeably with "elevation" in the Inman Park HD Regulations.

Fanlight. An semicircular or semi-elliptical window with radiating muntins suggesting a fan.

Fascia. A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration. The arrangement of window openings in a building.

Finial. A projecting decorative element at the top of a roof turret or gable.

Flat arch. An arch with wedge shaped stones or bricks set in a straight line. Also known as a Jack arch.

Flashing. Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.

Footprint. The outline of a building's ground plan from a top view.

Foundation. The lowest exposed portion of the building wall, which supports the structure above.

Frame construction. A method of construction in which the major parts consists of wood.

French door. A door made of many glass panes, usually used in pairs and attached by hinges to the sides of the opening in which it stands.

Frieze. The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable. The triangular upper portion of a wall to carry a pitched roof.

Gable roof. A pitched roof with one downward slope on either side of a central, horizontal ridge.

Ghosts. Outlines or profiles of missing buildings, details, elements, historic signs, etc.

Grilles. Flat elements of wood or plastic attached to the exterior of windows or sandwiched between panes to simulate a divided light sash, though generally without successfully replicating the look of historic windows. See also TDLs and SDLs.

Header. A brick laid with its end toward the face of the wall.

Hood molding. A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Infill. New construction where there had been opening before. Applies to a new structure such as a new building between two older structures or new material such as block infill in an original window opening.

Jack arch. see Flat arch

Jamb. The vertical side of a doorway or window.

Keystone. The top or center member of an arch.

Light. A single pane of glass.

Lintel. A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.

Masonry. Brick, block, or stone which is secured with mortar.

Massing. A term used to define the over all volume or size of a building.

Modillion. A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar. A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion. A heavy vertical divider between windows or doors.

Muntin. A secondary framing member to divide and hold the panes of glass in a window.

National Register of Historic Places. The nation's official list of buildings, sites, and districts which are important in our history or culture. Created by Congress in 1966 and administered by the states.

Parapet. A low protective wall located at the edge of a roof.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier. A vertical structural element, square or rectangular in cross section.

Pilaster. A pier or pillar attached to a wall, often with capital and base.

Pitch. A term which refers to the steepness of roof slope.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement. A strong, inflexible (too much so for historic buildings) hydraulic cement used to bind mortar.

Preservation. The act of maintaining the form and character of a building as it presently exists.

Quoins. Decorative blocks of stone or wood used on the corners of buildings.

Rafter. A wooden member of a roof frame which slopes downward from the ridge line.

Recessed panel. A decorative element that often functions as an area for signage.

Reconstruction. The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof.

Repointing. Raking out deteriorated masonry joints and filling them with a surface mortar to repair the joint.

Rustication. A term applied to masonry in which the edges of the joints are chamfered or recessed.

Sash. The portion of a window that holds the glass and which moves.

Sandblasting. An abrasive cleaning method where high-powered jets of sand are directed against a surface, often the cause of the protective fire-skin of bricks.

Scale. A term used to define the proportions of a building in relation to its surroundings.

SDLs. "Simulated Divided Lights" refers to window sashes which have simulated muntins on the interior and exterior of single panes of glass. Though constructed differently, they nonetheless replicate the appearance of historic windows. See also TDLs and grilles.

Setback. A term used to define the distance a building is located from a street or sidewalk.

Shed roof. A gently-pitched, almost flat roof with only one slope.

Sidelight. A glass window pane located at the side of a main entrance way.

Siding. The exterior wall covering or sheathing of a structure.

Sill. The horizontal member located at the top of a foundation supporting the structure above. Also the horizontal member at the bottom of a window or door.

Spall. To split off from the surface, as brick that is bearing undue pressure near its face or is acted on by weathering.

Stretcher. A brick laid with the long side exposed, as opposed to a header.

Streetscape. The combination of building facades, sidewalks, street furniture, etc. that define the street.

Stucco. Any kind of plasterwork, but usually an outside covering or portland cement, lime, and sand mixture with water.

Surround. An encircling border or decorative frame, usually around a window or door.

Terra Cotta. A fine-grained clay product used ornamentally to create architectural details on the exterior of buildings.

Transom. A small operable or fixed window located above a window or door.

TDLs. "True Divided Lights" refers to window sashes which have muntins that hold separate panes of glass. Historic windows are constructed in this manner. See also SDLs and grilles.

Veranda. A covered porch or balcony on a building's exterior.

Wrought iron. Decorative iron that is hammered or forged into shape by hand.




Reference Works

Books

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Gottfried, Herbert and Jan Jennings. *American Vernacular Design*. 1870-1940. New York: Van Nostrand Reinhold Co., 1985.

J. B. Jackson. *Discovering the Vernacular Landscape*. New Haven: Yale University Press, 1984.

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These illustrated guidelines clarify the indicated Inman Park District Regulations codified in the City of Atlanta's Zoning Ordinance. The complete regulations are located in the appendix.

Preservation Briefs

The first *Preservation Brief* was published by the National Park Service in 1975. Since then, over 40 more have been added to the series. Below are the most pertinent for historic district review. The *Briefs* are available on line at: http://www2.cr.nps.gov/tps/briefs/presbhom.htm. Printed copies can be ordered by calling 866-512-1800.

#1 - Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
#2 - Repointing Mortar Joints in Historic Masonry Buildings
#3 - Conserving Energy in Historic Buildings
#4 - Roofing for Historic Buildings
#6 - Dangers of Abrasive Cleaning to Historic Buildings
#7 - The Preservation of Historic Glazed Architectural Terra-Cotta
#8 - Aluminum & Vinyl Siding on Historic Buildings
#9 - The Repair of Historic Wooden Windows
#10 - Exterior Paint Problems on Historic Woodwork
#11 - Rehabilitating Historic Storefronts
#12 - The Preservation of Historic Pigmented Structural Glass
#13 - The Repair & Thermal Upgrading of Historic Steel Windows
#14 - New Exterior Additions to Historic Buildings: Preservation Concerns
#15 - Preservation of Historic Concrete: Problems and General Approaches
#16 - The Use of Substitute Materials on Historic Building Exteriors
#17 - Architectural Character -Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
#18 - Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
#19 - The Repair and Replacement of Historic Wooden Shingle Roofs
#20 - The Preservation of Historic Barns
#21 - Repairing Historic Flat Plaster — Walls and Ceilings
#22 - The Preservation and Repair of Historic Stucco
#23 - Preserving Historic Ornamental Plaster
#24 - Heating, Ventilating, and Cooling Historic Buildings
#25 - The Preservation of Historic Signs
#26 - The Preservation and Repair of Historic Log Buildings
#27 - The Maintenance and Repair of Architectural Cast Iron
#28 - Painting Historic Interiors
#29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs
#30 - The Preservation and Repair of Historic Clay Tile Roofs
#31 - Mothballing Historic Buildings
#32 - Making Historic Properties Accessible
#33 - The Preservation and Repair of Historic Stained and Leaded Glass
#34 - Applied Decoration for Historic Interiors: Preserving Composition Ornament
#35 - Understanding Old Buildings: The Process of Architectural Investigation
#36 - Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
#37 - Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
#38 - Removing Graffiti from Historic Masonry
#39 - Managing Moisture Problems in Historic Buildings
#40 - Preserving Historic Ceramic Tile Floors
#41 - The Seismic Retrofit of Historic Buildings
#42 - The Maintenance, Repair and Replacement of Historic Cast Stone