

## CANDLER PARK HISTORIC DISTRICT EXPLORATORY MEETING NOTES (5.12.22)

### SURVEY OBSERVATIONS / KEY TAKEAWAYS

- **Many respondents like architectural variety in the neighborhood and want to ensure new homes that are built are not overwhelming or out of scale**
  - Additions or renovations to existing structures should stay compatible with the style of the home
  - A historic district can be created that allows new construction to retain design flexibility and diversity
  - The Poncey Highland Historic District allows new construction to choose to be designed as either a “Historic Architectural Style” (conforming to the patterns of established historic styles in the neighborhood) or as “Contextual Architectural Styles” (this allows for new construction that is more stylistically-neutral while ensuring overall characteristics of the home that are in keeping with the neighborhood character)
  - A historic district can establish new controls for side yards, rear yards, and total allowable lot coverage to prohibit overwhelming building types
  
- **Many respondents want to preserve the ability to easily repair, renovate, or add on to existing homes**
  - Some work within historic districts requires no permits, other work can be approved by City staff, and other work requires approval from the Urban Design Commission
  - For renovations and additions, a historic district can allow the use of alternative materials and not the actual/exact material usage that used to be more commonly required in early historic district regulations
  - Historic districts do not require a permit or approval for ordinary repairs and maintenance or for anything that does not require a building permit – painting is not regulated
  - City staff can approve permits for alterations, renovations, rear additions, new accessory structures, fences, walls, decks, walkways, driveways, and/or elements that cannot be seen from the street
  - City staff is required to approve permits within 14 days of a completed application submittal

- Many historic district neighborhoods establish historic district committees to assist residents with information on historic processes
  
- **Many people noted they would not support the creation of a historic district that is onerous or that adds significant cost or time to the construction of new homes**
  - It is typical in Atlanta historic districts for new structures and home additions that are visible from the street to require the approval of the Urban Design Commission
  - The Design Commission meets twice per month, providing frequent approval opportunities for the applicant
  - The Poncey Highland Historic District allows new construction to choose to be designed as either a “Historic Architectural Style” (conforming to the patterns of established historic styles in the neighborhood) or as “Contextual Architectural Styles” (this allows for new construction that is more stylistically-neutral while ensuring overall characteristics of the home that are in keeping with the neighborhood character)
  
- **Some respondents would like to see additional residential density added to the neighborhood while others would like to see the single-family homes preserved as single-family**
  - Conversations regarding a potential future historic district have focused on desired changes to style, form, and massing and not on changes to permitted uses
  - Based on overall feedback received to-date, a new historic district would likely be an overlay district that is layered on top of the existing zoning of the neighborhood without making any changes to the current zoning allowances for uses and density
  - Here is a brief description of current uses and densities for select Candler Park zoning:
    - R4 zoning allows for single-family homes and accessory dwellings
    - R5 zoning allows for single-family homes, duplexes, and accessory dwellings
    - RG and PD-H zoning allows for low to mid density multi-family dwellings
    - C1 zoning allows for both commercial uses and multi-family dwellings

## SURVEY RESULTS SUMMARY

### 1. What are some of the defining characteristics of homes in Candler Park that you think contribute to the character of the neighborhood?

*(Out of 164 responses)*

#### RESPONSES IN SUPPORT

- 80 Front porches
- 80 Bungalows / Craftsman homes
- 53 Yards / Setbacks / Landscaping / Trees
- 36 Historic architectural details and materials
- 37 Modest house size / not too tall / proper scale and lot coverage
- 27 Design diversity of various historic styles
- 19 Walkways in front yards / sidewalks / walkability
- 14 Paint colors
- 14 Garages not visible from street
- 9 Single-family character
- 7 Eclectic
- 1 Alleys
- 1 Housing type diversity
- 1 Mixed use and mixed density
- 1 Affordability

#### RESPONSES NOT IN SUPPORT

- 6 Nothing / too diverse to be historic

2. Are there examples of the construction of houses or renovations of houses in the neighborhood that you think do not fit into the character of Candler Park?

*(Out of 161 responses)*

YES RESPONSES

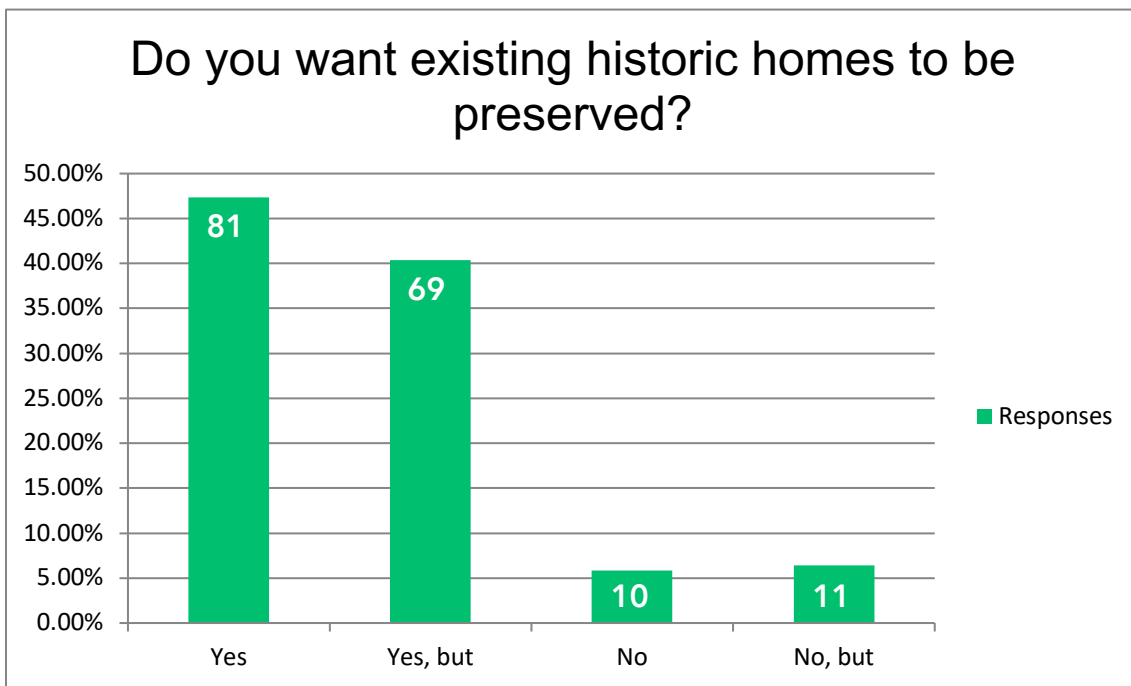
- 56 Too tall / too big / crammed in / all house no yard (mention of Page, Terrace, Mell)
- 39 Duplexes / 2 homes on single lot (mention of Ferguson, Callan Cir)
- 39 Modern architecture (mention of Oakdale, Malbrook, Brooks)
- 35 New homes on Iverson
- 14 Townhomes on Candler Street
- 8 Ugly garage / visible from the street
- 7 Apartments / multifamily
- 5 Bad additions / renovations
- 3 Condo/townhomes across from Fellini's and La Fonda.
- 3 Suburban design
- 1 Massive rooftop decks
- 1 Single family homes

NO RESPONSES

- 17 No
- 9 No – the architectural diversity that we have is a good thing

### 3. Do you want existing historic homes to be preserved?

(Out of 171 responses)



#### YES RESPONSES

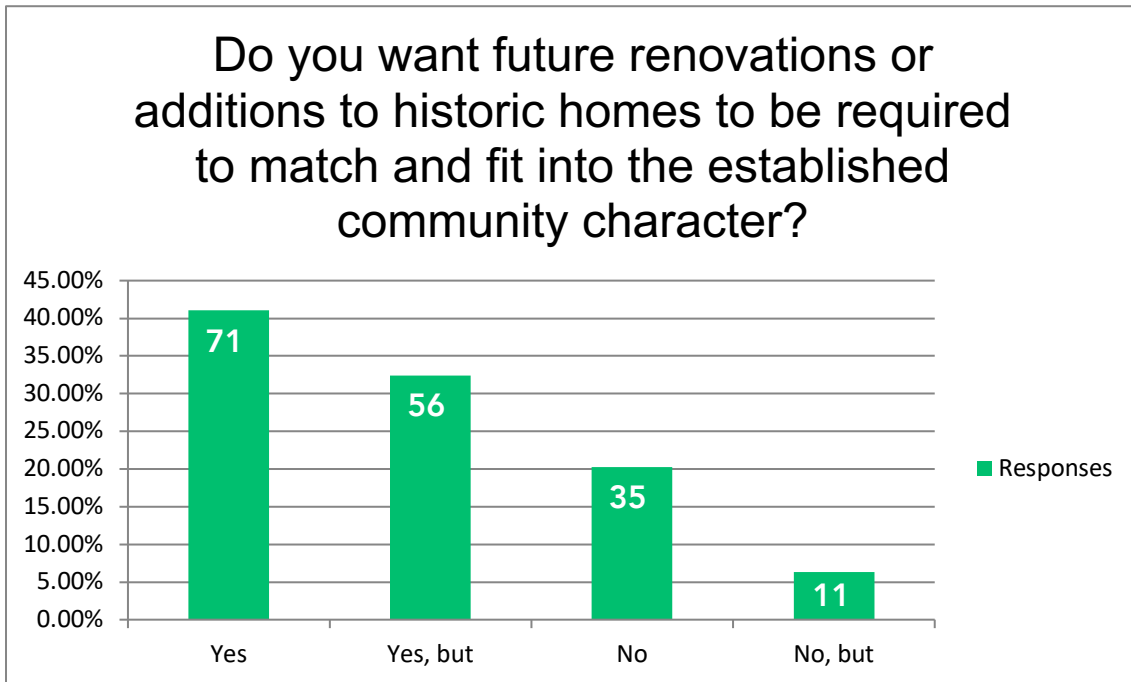
- 31 YES - Regulations shouldn't impede repair, renovation, expansion
- 8 YES - Houses that are too far gone need to be allowed to be replaced
- 4 YES - Would like to discourage tear downs
- 4 YES - New construction should match the character of the neighborhood
- 4 YES - Want to see more density added to the neighborhood - not just single-family
- 3 YES - Don't regulate interior design
- 2 YES - Regulations should still allow for unique styles and expressions
- 2 YES - Regulations should be very limited / not extreme
- 1 YES - Regulations need to be very clear
- 1 YES - Ensure adequate parking
- 1 YES - New homes should have front porches
- 1 YES - Preserve the old homes, not the newer ones
- 1 YES - Prohibit homes from filling up the lot
- 1 YES - With a variance process allowed

## NO RESPONSES

- 13 NO - No controls on design / the houses are not historic / embrace the diversity
- 3 NO - Concerned the regulations are racially or economically motivated
- 3 NO - HD will be too costly / expensive
- 2 NO - Affordability is more of a priority than historic regulations
- 2 NO - Concerned "the neighborhood" will be too controlling / too difficult
- 1 NO - Support controls through better zoning - not historic district

4. Do you want future renovations or additions to historic homes to be required to match and fit into the established community character?

(Out of 173 responses)



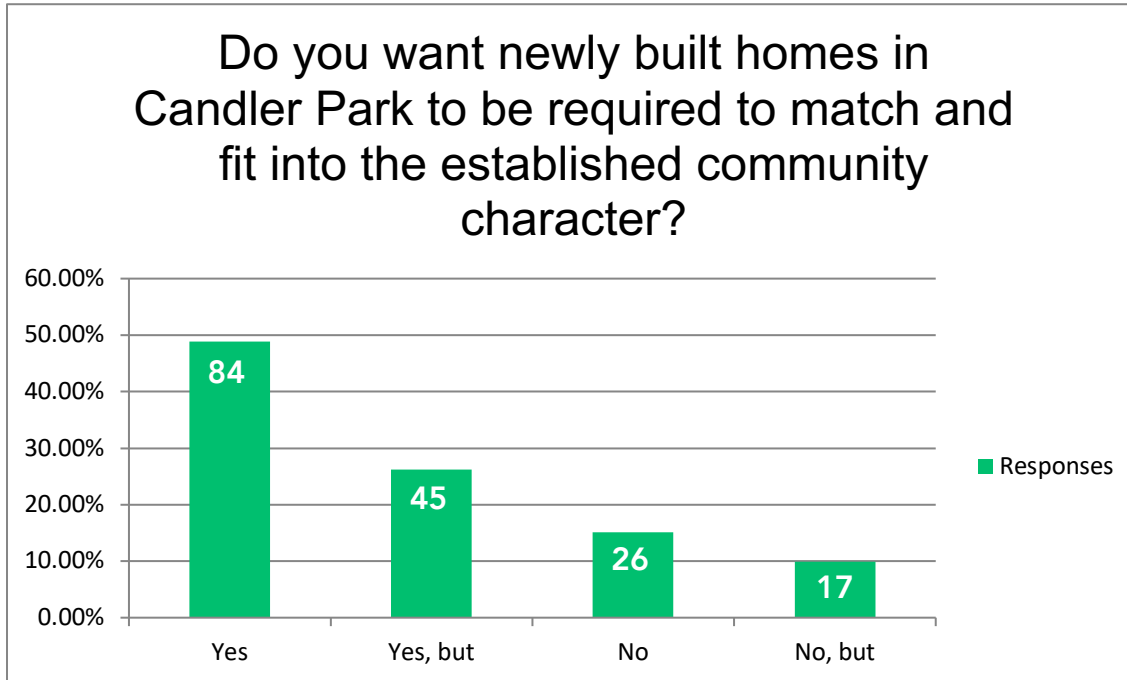
YES RESPONSES

- 35 YES - Regulations and processes should not be overly rigid or onerous / allow flexibility
- 10 YES - Work that is not visible should be more permissive
- 9 YES - Don't regulate architecture but control the scale and massing of new construction
- 6 YES - Renovations or additions should be easier than tear-downs and new builds
- 3 YES - Concerned about who gets to decide/control things
- 3 YES - Want to make sure houses can't be built too close together

NO RESPONSES

- 10 NO - The neighborhood should be free to be built however people want to
- 5 NO - Concerned that this would be onerous / expensive
- 2 NO - This would prevent density / neighborhood would be exclusionary and expensive

5. Do you want newly built homes in Candler Park to be required to match and fit into the established community character?  
 (Out of 172 responses)



YES RESPONSES

- 30 YES - Architectural diversity with controls on scale, massing, pedestrian access
- 3 YES - Want to ensure increased density would be allowed / maintain affordability
- 3 YES - Don't impede the ability to make improvements, renovations, or additions
- 2 YES - Do not allow tear downs of actual historic structures
- 1 YES - Certain houses are worth saving but not all
- 1 YES - Don't allow trees to be torn down just to build a bigger house
- 1 YES - Concerned about who will control this / who will decide what is/isn't allowed

NO RESPONSES

- 8 NO - CP is too diverse to have a clear community character
- 1 NO - Don't want neighbors making approval decisions on what is and is not allowed
- 1 NO - This would be too onerous
- 1 NO - Adding more density is of greater importance than historic preservation
- 1 NO - Could create an architectural committee instead of historic district



6. FINISH THIS STATEMENT: I would support a new historic district for Candler Park if \_\_\_\_\_?

(Out of 155 responses)

RESPONSES IN SUPPORT

- 30 It didn't add costs or lengthy processes / retains flexibility / is not onerous or too strict
- 21 It ensures existing home improvements will match the scale/character of neighborhood
- 22 The community gets to see/support the regulations 1st / if we have more information
- 21 It ensures new homes match the scale and character of the neighborhood
- 14 It allows for increased density, housing types, affordability
- 12 It protects the predominantly single-family use of the neighborhood
- 11 It preserved character while still allowing design diversity diverse architectural styles
- 8 It prevents tear downs of historic structures
- 4 The regulations are clear / adhered to
- 3 It doesn't force existing homes to have to come into compliance with anything
- 2 The neighborhood does not get to administer the regulations / needs to be impartial
- 2 It forced blighted properties to be improved by the owners
- 1 It regulates paint color
- 1 It doesn't regulate paint color
- 1 It only applies to areas visible from the street
- 1 Craftsman detailing is required
- 1 It improves quality of life for residents
- 1 It allows for tear downs
- 1 It doesn't regulate anything on the inside of the home
- 3 It only applies to truly historic homes and those homeowners supported it
- 1 Need to keep up with the neighborhoods around us with similar regulations
- 1 If the regulations sunset after a period
- 1 It is supportive of private property rights
- 1 If it helps to preserve trees

RESPONSES NOT IN SUPPORT

- 14 I do not support this

7. FINISH THIS STATEMENT: I would not support a new historic district for Candler Park if \_\_\_\_\_?

*(Out of 136 responses)*

RESPONSES IN SUPPORT

- 55 It is complicated, costly, strict, unclear, adds too much time to the process
- 23 Prevents reasonable renovations or additions
- 16 It does not allow housing diversity / affordability / density
- 15 It prevents architectural diversity
- 8 Regulates paint color
- 8 It allows too much density/units
- 7 I support it
- 6 A neighborhood committee runs the process for approvals once the district is created
- 5 It does not include the input of the neighborhood
- 5 It allows houses out of scale with the neighborhood
- 3 It does not control architectural design
- 3 It does not prevent tear downs
- 2 It does not get enforced
- 2 It negatively impacts my ability to sell the home
- 2 It harms quality of life
- 2 It does not grandfather in everything that already exists
- 2 It applies to structures that are not truly historic
- 1 Design standards are applied to areas that are not visible from the street
- 1 It does not also preserve trees
- 1 It does not force blighted properties to come into compliance and be improved
- 1 It prevents tear downs
- 1 It limits the ability to "green" a home / allow for inclusion of sustainability features

RESPONSES NOT IN SUPPORT

- 5 I do not support it

## 8. Please provide additional comments if desired.

*(Out of 59 responses)*

### RESPONSES IN SUPPORT

- 22 Excited / let's get this done!
- 4 Would like to see more density, opportunities to add dwellings in the neighborhood
- 3 Who will decide what the regulations are? / can't just be CPNO
- 1 Would like to see the variety of housing sizes preserved to retain income diversity
- 1 Tree requirements should not prevent building a home matching community character
- 1 The regulations should do more to preserve trees
- 1 Want to understand better how HD districts enhance values
- 1 How would HD zoning work for the R5 duplex parcels?
- 1 Don't regulate colors
- 1 Didn't we try this before, and it failed?
- 1 A limited district would be ok
- 1 The neighborhood needs signage acknowledging it as a historic district

### RESPONSES NOT IN SUPPORT

- 10 This is an overreaction / we don't need this
- 2 This will harm the eclectic character of the community
- 1 This will create a barrier and a burden on renovating or adding to existing homes
- 1 Would not support if this adds even more time and headache to the process
- 1 Retain neighborhood character through zoning reform - not a historic district