

# A Candler Park Historic District?

Please vote to support moving forward to Phase 2 of the potential Candler Park Historic District initiative to see what a local historic district might look like for Candler Park.

**CPNO Member Vote, Monday Nov. 21 @ 7 PM**

(via Zoom—link emailed to members around 11/15)

*Historic districts are a tool that help communities preserve elements of the built environment that connect to a place's unique story and culture, while allowing for the next chapter to emerge. Candler Park has a special past that is critical to informing future growth. A historic district will help keep Candler Park's story visible while providing a foundation for community-driven innovation around density, diversity, and aging in place.*

## **Historic District Regulations:**

- Are **uniquely crafted by each neighborhood**. This allows for flexibility regarding home additions and renovations using new materials.
- Have been **utilized in Atlanta for 33 years** and have been successfully adopted by **22 different neighborhoods**.
- **Prohibit the complete demolition of a contributing structure** except in extenuating circumstances. This is the only “core” regulation.
- **Apply to both contributing and non-contributing structures**, however those for non-contributing structures **can be very minimal**.
- Can allow **solar panels, green building materials, handicap access, accessory dwelling units (ADUs)** and other sustainable and aging-in-place features.
- Allow side and rear yard setbacks to conform to existing conditions, **thus eliminating the need for a variance**.
- **Do not require a review for painting, roofing and others specified in the regulations**. But the City of Atlanta may require a building permit. Whether or not your house is in a historic district, the City of Atlanta requires a building permit for construction and renovations over a certain dollar limit or any structural changes.
- **Can be changed later by the neighborhood**. This enables adjustments for unforeseen future needs.
- **Are an overlay which allows for changes to density**.

If this vote endorses moving forward, all neighbors will be invited and encouraged to participate and provide input for the regulations. **This will not be decided by a committee or small group.**

**There will be another vote** on whether the neighborhood supports the proposed regulations and submit to the City of Atlanta for the official rezoning process.

**Candler Park Historic Designation Committee [www.HistoricCandlerPark.org](http://www.HistoricCandlerPark.org)**