

True Or False Quiz: **Designation as a** **Landmark or Historic** **District**

Designation as a Landmark or Historic District under Atlanta's Historic Preservation Ordinance means --

1. There are restrictions on the sale of property.

- **FALSE**

The designation of a district does not limit the ability of property owners to sell their property. In addition, for every parcel in the district, a certificate is filed in the county's real estate records indicating that it is located in a district; prospective property owners are notified in advance when their title search is done.

2. Paint color will be regulated by the Urban Design Commission.

- **FALSE**

The Urban Design Commission's main focus is on the preservation of the building. In some districts, the regulations (as prepared by the neighborhood), call for the Urban Design Commission Staff to review proposed ordinary repair and maintenance, but that does not include painting. In other districts, ordinary repair and maintenance is not reviewed at all.

3. You must have an architect to draw plans for any proposed work.

- **FALSE**

Larger, more complex projects will require an architect's drawings to meet the standards used by the Bureau of Buildings for all such projects in the City; otherwise, simpler drawings that are to scale and accurate are sufficient for smaller projects.

4. Interior work will be regulated by the Urban Design Commission.

- **FALSE**

The one exception to this is the installation of dropped ceilings or the insertion of new floors if they could be seen from the outside of the building.

5. Once designated, property owners have to go back and redo previous work on their homes to bring that work into compliance with the new district regulations.

- **FALSE**

The regulation of work begins only after the nomination process begins and is not retroactive. In addition, property owners do not have to work on their properties to bring them up to a certain standard any more than what is required by the City's normal building and housing codes.

6. The Urban Design Commission initiates the nomination process for proposed residential districts.

- **FALSE**

The Urban Design Commission waits to hear from an interested neighborhood or area and seeks input from the neighborhood on type of rezoning, boundaries and regulations which would be best suited to their particular situation.

7. Protection of designated neighborhoods is provided for as a part of the City's Zoning Ordinance.

- **TRUE**

This is done in one of two ways. Either the designation (with accompanying regulations) can be added to the neighborhood's existing zoning or it can completely replace the existing zoning. In either case, the regulations for a designated neighborhood are part of the City's Zoning Ordinance.

8. The historic character of a neighborhood is maintained through a design review process.

- **TRUE**

What constitutes the historic character is developed with the neighborhood during the nomination process and the resulting regulations become the basis for the Urban Design Commission's design review decisions. The design review process occurs before the start of the building permit process.

9. The design review process encourages the neighborhood's participation through the public hearings held on all items requiring certificates of appropriateness from the Commission.

- **TRUE**

Depending on the type of project, notice to the public can include a legal ad in the newspaper, a sign posted on the property, mailing of the agenda to interested parties, and/or the posting of the agenda on the Urban Design Commission's website.