

11-0-0447

(Do Not Write Above This Line)

AN ORDINANCE Z-11-06
BY ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20P, SUNSET AVENUE HISTORIC DISTRICT; TO ESTABLISH OVERLAY REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE OVERLAY ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM SP-11, SUBAREA 7 AND 9 (SPECIAL PUBLIC INTEREST, SUBAREA 7 AND 9) TO SP-11 SUBAREA 7 AND 9/HD (SPECIAL PUBLIC INTEREST, SUBAREA 7 AND 9/HISTORIC DISTRICT), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

SUBSTITUTE

ADOPTED BY
MAY 16 2011

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 03/21/11
Referred To: ZRB/zoning
Date Referred
Referred To:
Date Referred
Referred To:

First Reading
Committee Date
Chair
Referred To

Committee
Date
Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee
Date
Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee
Date
Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee
Date
Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED
MAY 16 2011

ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
MAY 16 2011

MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 25 2011

WITHOUT SIGNATURE
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

11-O-0447

Z-11-06

CITY COUNCIL
ATLANTA, GEORGIA

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

A SUBSTITUTE ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20P, SUNSET AVENUE HISTORIC DISTRICT; TO ESTABLISH OVERLAY REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE OVERLAY ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM SPI-11, SUBAREA 7 AND 9 (SPECIAL PUBLIC INTEREST, SUBAREA 7 AND 9) TO SPI-11 SUBAREA 7 AND 9/HD (SPECIAL PUBLIC INTEREST, SUBAREA 7 AND 9/HISTORIC DISTRICT), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the properties lying within the Sunset Avenue Historic District, which properties are more fully described as shown in Attachment "A" to this ordinance, which attachment is incorporated herein, meet the criteria for Historic District as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and are hereby determined to be a Historic District pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said properties described in Attachment "A" to the zoning category "Historic District" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.



SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by adding a new Chapter 20P, Sunset Avenue Historic District, the regulations for which shall read as shown in Attachment "C", which attached regulations are incorporated herein.

SECTION 4. That the boundaries of the Sunset Avenue Historic District shall be established as shown on the attached map marked Attachment "A", which attached map is incorporated herein.

SECTION 5. That the official zoning map of the City of Atlanta, now on file with the Office of the Municipal Clerk, be and is hereby amended so as to provide that the subject properties lying within said Sunset Avenue Historic District bear the zoning designation "Historic District," which designation shall be officially abbreviated as "HD" and which shall underlie the abbreviation for the existing SPI-11 zoning classification on said map.

SECTION 6. All properties lying within said Sunset Avenue Historic District shall be subject to the regulations attached hereto as Attachment "C" as well as the general regulations governing historic districts contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 7. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.

A true copy

A handwritten signature in black ink, appearing to be "K. B. ...", is written over the text "A true copy".

Deputy Clerk

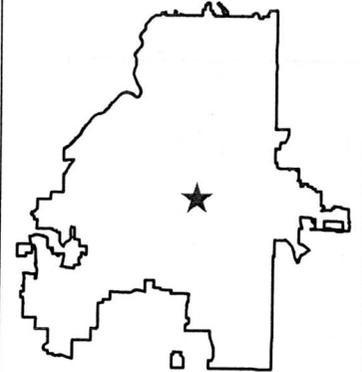
ADOPTED by the Atlanta Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

MAY 16, 2011

MAY 25, 2011

PROPOSED SUNSET AVENUE HISTORIC DISTRICT - CHAPTER 20P

ATTACHMENT "A" TO Z-11-006

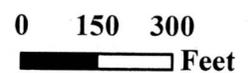


CITY OF ATLANTA



LEGEND

-  CONTRIBUTING PROPERTIES
-  PROPERTIES w/in DISTRICT
-  PARCEL





ATTACHMENT "B"



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

Nomination Resolution for the *Sunset Avenue Historic District (Chapter 20P)*

Application Number: N-11-008
District: 14 **Land Lot:** 110

Proposed Designation: Historic District (Overlay)
Existing Zoning: SPI-11 (Subareas #7 and #9)

Fulton County, City of Atlanta

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to the property owners of the Sunset Avenue Historic District pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005.

Whereas, the Executive Director caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Attachment "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held on February 9, 2011 by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and the property owner pursuant to Subsection (e) of said code section; and



ATTACHMENT "B"

Now therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report caused to be prepared by the Executive Director of the Commission and as amended by the Commission at the February 9, 2011 public hearing, is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that the Sunset Avenue Historic District, a map of which delineating all boundaries is attached hereto as Attachment "B" and hereby incorporated by this reference, is architecturally, historically, and culturally significant.

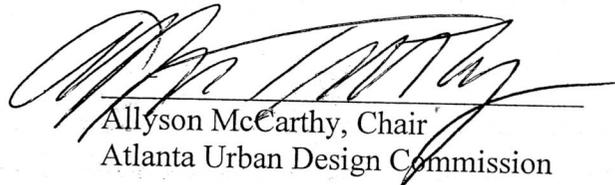
Section 3. That the Commission further determines the Sunset Avenue Historic District to be eligible for designation to the category of Historic District (HD), as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Sunset Avenue Historic District is generally located in Land Lot 110 of the 14th District of Fulton County, Atlanta, Georgia (see attached map for boundaries).

Section 5. That the Commission hereby further determines that said Sunset Avenue Historic District meets the criteria set forth in Section 16-20.004(b)(2)(d), specifically including those criteria in the following groups: Group I (1), (2), and (3); Group II (1), (3), (6), (7), (11), and (13); and Group III (2) and (3).

Section 6. That the Commission, having determined that the Sunset Avenue Historic District meets or exceeds the criteria as set forth herein, hereby nominates the Sunset Avenue Historic District to the category of Historic District (HD) pursuant to Section 16-20.005(e)(3).

Section 7. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning and Community Development, and to notify by first class mail all the owners of property within the Sunset Avenue Historic District.

Approved and nominated by the Atlanta Urban Design Commission on February 9, 2011.


Allyson McCarthy, Chair
Atlanta Urban Design Commission



ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

Designation Report for the
Sunset Avenue Historic District (Chapter 20P)

Application Number: N-11-008

District: 14 **Land Lot:** 110

Proposed Designation: Historic District (Overlay)

Existing Zoning: SPI-11 (Subareas #7 and #9)

Fulton County, City of Atlanta

Designation Report Sections:

General Boundary Description

Eligibility Criteria

Findings

General Physical Description

Development History

Potential Economic Incentives

Specific Boundary Description

Bibliography

GENERAL BOUNDARY DESCRIPTION

The boundaries of the Sunset Avenue Historic District constitute an overlay Historic District (HD) zoning district and generally described as follows: south boundary on the east side of Sunset Avenue is the south property line of 685 Rhodes Street, and on the west side of Sunset Avenue is the south property line of 126 Sunset Avenue; west boundary is the rear property lines of the lots on the west side of Sunset Avenue; north boundary on the west side is north property line of 320 Sunset Avenue; north boundary on the east side is the north property line of 303 Sunset Avenue; east boundary is the rear property lines of the lots on the east side of Sunset Avenue.



ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008

ELIGIBILITY CRITERIA

The proposed Sunset Avenue Historic District meets the following criteria for a Historic District, as defined in Section 16-20.004(b)(2)(d):

Group I - Historic Significance:

- (1) Sunset Avenue includes structures closely associated with the lives of persons of exceptionally high significance in the history not only of the city, but of the country as well. As the location of the home of Martin Luther King, Jr. and of his family for many years after his death, as well as the home of his neighbor Julian Bond, there is no doubt the district meets this criterion.
- (2) As the location of the residences of Martin Luther King, Jr. and Julian Bond, Sunset Avenue includes structures closely associated with extremely important historical events. This is particularly borne out by the fact that Coretta Scott King chose to raise their children in the house on Sunset Avenue after her husband was assassinated.
- (3) As home to some of the leaders of the Civil Rights movement the street is closely associated with those extremely important social and political reforms as well as with the African-American leaders of the movement.

Group II- Architectural Significance:

- (1) The houses on Sunset Avenue bear an exceptionally strong functional and an excellent aesthetic relationship.
- (3) The houses on Sunset Avenue, and particularly the older examples, show the work of master builders.
- (6) The houses on Sunset Avenue include exceptionally fine examples of several styles that are typical for the City of Atlanta.
- (7) The street also includes exceptionally fine examples of a late Queen Anne vernacular style that is rare in Atlanta.
- (11) The street possesses an exceptionally high degree of visual integrity.
- (13) Virtually all the houses on Sunset Avenue retain their original site orientation.

Group III - Cultural Significance:

- (2) Sunset Avenue has retained its sense of time and place to a remarkable degree.
- (3) The district has few intrusions at present, but recently a number of the older homes have come under threat by developers.

FINDINGS

The proposed nomination of the Sunset Avenue Historic District meets the above referenced specific criteria, as well as the minimum criteria for a Historic District as set out in Section 16-20.004(b)(1) of the Code of Ordinances of the City.



ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008

GENERAL PHYSICAL DESCRIPTION

The Sunset Avenue Historic District is comprised of an approximately 35-acre residential street that developed in the last quarter of the 19th century and early-to-mid 20th century northwest of downtown Atlanta. The District is located wholly within the historic Vine City neighborhood. The entire street, of which the Historic District comprises the southern half, runs north-south between North Avenue to the north and Martin Luther King, Jr. Boulevard (originally Hunter Street) to the south.

The Historic District features plantings of mostly grass, hedges and varied native species in private yards with a canopy of mixed hardwoods, in most cases surrounding or behind the houses. Sidewalks on the east side feature a narrow grass planting strip between the sidewalk and street, except that south of Foundry Street sidewalks abut the street on the east side with no planting strip. South of Foundry Street, lots on the east side have very limited set-backs, some as little as fourteen feet. Sidewalks on the west side also have a narrow grass planting strip between the sidewalk and street. Because of the topography of the land which drops off sharply from west to east in the south half of the District, lots on the west side south of Dunkirk Street are deeper, and the houses are set farther back on the lots well above street level. Many have three or four foot walls abutting the sidewalk.

Most of the houses in the District are wood framed and are representative of architectural styles and house types built in Georgia and throughout the Southeast from the late 19th century through the middle of the 20th century. The Sunset Avenue Historic District retains many examples of house types built during this period, including apartments, duplexes, Folk Victorians, bungalows, one American four-square, one commercial building and American Small Houses. Styles range from late 19th century Queen Anne through early 20th century Craftsman to mid-20th century Minimal Traditional and Ranch styles. The size of the houses ranges from a few large homes constructed during the early years of development through small bungalows built by developers for the working class during the 20th century.

There are only three real apartment buildings on Sunset Avenue, all of which were built toward the end of the historic period. They are relatively small; one has only eight units, another ten. The third building, at 220 Sunset Avenue is considered an apartment, but is part of the Martin Luther King, Jr. Center for Non-Violent Social Change. That building now stands vacant and its future is in doubt. In addition, a 1939 triplex is located at 316 Sunset Avenue, near Simpson Street. There are a number of duplexes in the District, most notably a group of five buildings on the east side of the street that were built in 1951 by Robert L. York, a developer who also built the 8-unit apartment building at 101 Sunset Avenue that same year.

Historically, the main commercial areas in the District were at the corner of Simpson Street and on the northeast corner of Sunset Avenue and Magnolia Street. The Magnolia Street stores have been demolished; today that corner is a vacant lot. A grocery store serving the neighborhood is located on the southwest corner of Simpson Street. The District's only institutional building is The Neighborhood Union Health Center, which was built in 1954, occupies most of the block on the west side of Sunset Avenue between Foundry and Dunkirk Streets.

Landscaping in the District is relatively simple. Individual lawns are mostly small, grassy plots with mature trees and shrubs along the edges. Some houses also have hedges fronting on the sidewalk. In

ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008

the hilly section on the west side of the street south of Dunkirk, yards are set off by concrete or stone retaining walls.

This Historic District, although it retains most of its architectural fabric and the richness that comes from possessing examples of homes dating from the late 19th century into the mid-20th century, nevertheless derives its greatest significance from its role in the social history of the country, especially the history of the mid-20th century civil rights movement. As the site of the family home of Martin Luther King, Jr., and the place his widow chose to raise their four children; the former home of Julian Bond, one of the founders of the Student Nonviolent Coordinating Committee (SNCC), who has continued his involvement in the civil rights movement as a board member of the National Association for the Advancement of Colored People (NAACP) and the Southern Poverty Law Center (SPLC); and the home of Edward M. Martin, one of the top executives of the Atlanta Life Insurance Company until his death in 1969, and a quiet advocate of equal opportunity, Sunset Avenue has importance far beyond the boundaries of Atlanta.

DEVELOPMENTAL HISTORY

West End and Vine City

In 1868 construction began on the Atlanta and Charlotte Air-Line Railroad and by the end of the century a beltline of railroads encircled the city. The railroads' routes seemed to stimulate early development of an industrial and commercial nature as well as residential development. George Adair, an early Atlanta entrepreneur who built the city's first street railway system advertised a development for residential lots just slightly northeast of the intersection of Sunset and Simpson as conveniently located within walking distance of the power company and the railroad, thus enticing employees of those businesses to locate to the area. Adair believed that by developing real estate and running public transportation to these areas land values would increase. Together with Richard Peters, another of Atlanta's pioneer citizens and businessmen, he formed the Atlanta Street Railroad Company, and the first line, c1870 connected to the West End.

An 1893 map of Suburban Development and Streetcar Lines shows a line from downtown west along Hunter Street (now Martin Luther King, Jr. Boulevard), and another map from 1902 shows a second line along Magnolia Street crossing Sunset Avenue. Whereas a line on Peachtree was considered essential to residential development for Atlanta's upper class in the northern corridor, the east-west connections, in conjunction with the mills, pulled working class settlement into these areas. A 1928 plat map shows the streetcar lines still in place, and they probably remained until the late 1940s when most streetcars disappeared and were replaced by buses and cars. It is believed that Adair's transit decisions ensured the eventual success of the West End and Vine City as a residential enclave.¹

Vine City has been an important player in Atlanta's history since the late 1850s. The area's population has always consisted of a wide range of people and professions. The earliest residents came from immigrant groups from Germany, France and Ireland with such varied professions as quarrymen, landscape professionals and a wine and liquor merchant. The development of a streetcar system serving the neighborhood and its closeness to rail yards and the power plant brought both the white and African-

¹ Don L. Klima, "Breaking Out: Streetcars and Suburban development, 1872-1900," *Atlanta History*, Vol. XXVI (Summer/Fall 1982), pp. 74-75.



ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008

American working class to this area. The major colleges for African-American students were located at the southern border of Vine City, and drew an influx of academic and business residents to the area.

Alonso Herndon, President of Atlanta Life Insurance Company and Atlanta's first black millionaire, lived on Vine Street in a mansion he rented from Reverend Horace Bumstead, President of Morris Brown College, before he built his very own mansion in Vine City. He was known to use the streetcar to go to his businesses, first the barber shop on Peachtree and later the Atlanta Life offices on Auburn Street. The streetcar provided downtown transportation for all, but was segregated just like the rest of Atlanta and Herndon would have been relegated to the back of the rail car.

Herndon was not considered highly educated, but his excellent entrepreneurial sense placed him in the top ranks of Atlanta's business elite. He was eventually appointed to the Board of Trustees for the Atlanta University and served many years as secretary and treasurer. He also became a major financial contributor to the other African-American universities in Atlanta.²

Between 1915 and 1925 the population of Vine City shifted to a majority of African-American residents. In 1926 Eugene M. Martin, another notable black Atlanta business man and long-time Secretary of Atlanta Life, built a house on Sunset Avenue. He was probably introduced to this area by his boss, Alonzo Herndon. The 1950s and 1960s brought civil unrest to this area. Due to absentee land ownership and subsequent neglect, homes had deteriorated, schools were substandard, and rents were far too high.

Vine City became a center for the civil rights movement, and Sunset Avenue became home to some of its major players. Dr. Martin Luther King, Jr. moved to Sunset Avenue in 1966 and his family remained in the house after his assassination. Julian Bond, another famous Atlanta civil rights activist also lived on Sunset Avenue. Dorothy Bolton, a long-time resident of Vine City, became a part of the movement. Demonstrations took place in Vine City in 1966, and a local newspaper article depicted Dr. King demonstrating for lower rents and clearly showed the deterioration of the houses.

But it was not just the rich and famous residents who brought stability to Atlanta's historic neighborhoods like Vine City. The working class citizen seemed to be a very stable and supportive element, many with families and children who grew up and remained in the neighborhood for most – if not all – of their lives. This seems to have been especially true of Sunset Avenue, long considered Vine City's most desirable residential street. Sunset Avenue runs north-south in the middle of historic Vine City. The section of Sunset Avenue between Simpson Street and Martin Luther King, Jr. Boulevard (the portion of the street to be nominated as a City of Atlanta Historic District) has been settled since as early as 1876.

Although it has undergone several metamorphoses since then, Sunset Avenue seems to have a special status within Vine City as home to some of its earliest, most affluent and best known citizens. In 2007 about half of the residents owned their homes; the second half is still represented by absentee land ownership. Mrs. Alice Bond and descendents of Reverend Samuel H. Giles, according to the 1968 *Atlanta City Directory* an Associate Professor at Morris Brown College, still live on this Street. Recently, developers have been buying a number of the properties and either rehabilitating the existing building, or demolishing it to rebuild.

² Carole Merritt, *The Hemdons: an Atlanta Family*. Athens and London: University of Georgia Press, 2002, pp. 64, 67.



ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008

Early Development of Sunset Avenue: 1876-1913

The 1878 *City Atlas of Atlanta, Georgia* shows the southern end of the west side of Sunset Avenue subdivided into lots by a developer named Jett. The other major landholders were Hugh Lynch and William W. McAfee. By 1894 Phillip Breitenbucher owned several blocks on the west side of Sunset and one small block on the east side starting at Magnolia Street. On the remaining east side William McAfee still owned a large parcel and the entire block between Thurmond and Simpson was owned and operated by Wachendorf Nurseries, who acquired the land from Hugh Lynch, a quarry owner. Wachendorf and Breitenbucher were German and French Immigrants who became civic leaders in the City of Atlanta. Other residents at this time were S. D. Simmons a circulation manager for the *Atlanta Journal* and W. J. Speairs a lawyer.

Hugh Lynch, 1846-1907, owned the part of Sunset Avenue that was bought by Edward Wachendorff for his greenhouse and nursery business. Although the 1878 map shows Lynch as the owner of the northeast section of Sunset Avenue, Wachendorff had opened his nursery business in 1876, which also serves as the date used for the beginning of the historic period. According to the *Atlanta City Directories* for that period, Lynch was a rock contractor who lived on West Simpson Street. In 1876, he combined with Patrick Lynch, Jr. as H. Lynch & Company, stone quarry and contractors, located at the "foot of Rock." Patrick Lynch, Sr. owned the property east of Sunset Avenue that bordered on the south side of Simpson Street, which is within the Vine City neighborhood boundaries.

One of five brothers who emigrated from Ireland in the 1840s, the elder Patrick Lynch was the "owner of the famous Lynch Rock Quarry, at the west end of what is now Rock Street, Northwest."³ On his death in 1871, his land holdings were valued at \$100,000.⁴ His son Patrick, also a quarryman, must have inherited his property in Vine City, and later joined forces with Hugh Lynch, who may have been related but was not one of the "five brothers."

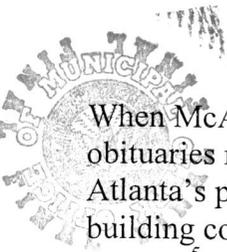
Another quarryman, William W. McAfee was also one of the early land owners on Sunset Avenue. In the 1878 map, he showed up as the owner of all the east side of Sunset Avenue between the present location of Thurmond Street and the northern boundary of Morris Brown University (then identified as Atlanta Colored University). His land extended to Vine Street and included at least two blocks in the "Collier Plat," bounded by Carter Street on the south, Vine Street on the west, West Foundry Street on the north and Davis Street (Northside Drive) to the east. That area is still part of the Vine City neighborhood.

McAfee was first listed in the 1867 *Atlanta City Directory*. By 1874 he was identified as a contractor and builder - sometimes as a stone contractor and builder (1874), sometimes as a brickyard contractor and builder (1876), sometimes just as a contractor (1878), but mostly as a contractor and builder (1880-1882). He seems to have owned a brickyard or quarry on Magazine Street (now Magnolia Street) near the city limits - Chestnut Street at the time, now James P. Brawley Drive. He and his wife Ella had one daughter.

³ Franklin M. Garrett, *Atlanta and Environs*, Vol. I. New York: Lewis Historical Publishing Company, 1954, p. 869.

⁴ Pioneer Citizen's Society of Atlanta, *History of Atlanta and its Pioneers 1833-1902*. Atlanta: Byrd Printing Company, 1902, p. 317.

ATTACHMENT "A"
TO NOMINATION RESOLUTION FOR N-11-008



When McAfee died on November 3, 1905 at age 70, after an illness of about a year, the newspaper obituaries referred to him as "one of the pioneer citizens of Atlanta" (*Atlanta Journal*) and "one of Atlanta's pioneer and best-known citizens" (*Atlanta Constitution*). The *Journal* noted that he was a building contractor and erected many of the larger buildings of Atlanta including Trinity Methodist Church.⁵

Some time before McAfee's death, a part of his land between Thurmond (Thurman in the plat map) Street and Lester Street to the north and south, and Sunset Avenue and Walnut Street to the west and east was offered for sale as the McAfee Quarry Property. The ad, one of many in the George Adair file at the Atlanta History Center, described it as "One Hundred and Thirty Lots to sell on Easy Terms." Asa G. Candler, of Coca Cola fame, bought all of it except for one block south of Foundry and east of Vine Streets that already had some houses on it. He changed some of the platting, and in January 1905 issued a new and much fancier plat map that shows the area as it actually developed. This showed Asa Candler also as owner of the former Jett property on the west side of Sunset. Whereas Breitenbucher and Wachendorff (or their heirs) remained on their properties until the 1940s and 1950s, Candler sold his lots swiftly and a major developmental surge occurred.

However, the story of Sunset Avenue is truly the story of its residents. And the first of those was Edward A. Wachendorff, a German immigrant from Wuerttemberg, who came to Atlanta from Louisville, Kentucky where he was partner in a large nursery and seed store. His partners there were Henry Nanz and Alfred Neuner, also Germans. Two of his three sons were born in Louisville (his third son was born in Atlanta), and apparently the family resided on the premises of the nursery.

Wachendorff bought Hugh Lynch's property on the east side of Sunset Avenue and south side of Simpson Street, and started his own landscape business located at 660 Simpson Street in Atlanta in 1876. He also built his home on the premises, at the corner of Sunset and Simpson (313 Sunset then - now a car repair shop). Although his nursery had a Simpson Street address, most of the property, and all the family residences, were on Sunset Avenue, as is clearly shown in the Sanborn Fire Insurance Maps for 1911, 1932, and 1932 updated to 1951. Wachendorff was considered one of the City of Atlanta's pioneer citizens, especially in the landscape business. He died on December 10, 1896 and was survived by his wife Bertha and his three sons.

Charles J. Wachendorff along with his brother Edward, sons of the founder, ran the nursery after their father's death. The firm "Wachendorff Brothers," located at 660 (old 502) Simpson Street, was then considered the leading nursery in the State of Georgia. Born in Louisville in December 1872, he was six years old when his father came to Atlanta, and was educated in Atlanta's public schools. He joined his father in the nursery business and became manager of the firm in 1896. He resided at 293 Sunset Avenue in a large Queen Anne house he built in 1905.

The residence had five rooms and cost \$1800. This building still exists, and until recently was the Peoria Woods Center for Senior Citizens and the Blind. Charles Wachendorff was a member of the Society of American Florists and was widely known throughout the South as a nurseryman. In 1901 he married Misa Gorrie Neuner (probably the daughter of his father's former business partner Alfred Neuner) from Louisville, Kentucky. He died February 10, 1932 at the age of 59.⁶

⁵ *Atlanta Journal*, November 3, 1905, p. 5. *Atlanta Constitution*, November 4, 1905, p. 4.

⁶ *Atlanta Constitution*, February 11, 1932, p. 10A



ATTACHMENT "A"
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Edward A. Wachendorff, Jr. was also involved in his father's nursery business. He resided at 283 Sunset Street in a home he built in 1903 that is also still standing. After his death in 1945, his wife continued to run the business until it closed in the early 1950s. The 1945 *Atlanta City Directory* also showed a branch at 980 West Peachtree Street.

Eugene C. Wachendorff was the only one of the three sons who was born in Atlanta. He studied Architecture at Georgia Tech and graduated in the Class of 1901. After graduation, he lived on Peachtree Street. He became a well-known Atlanta architect who specialized in the design of public buildings. Three buildings he designed are listed in the National Register: Booker T. Washington High School, the first black public secondary school in Atlanta; Crawford W. Long Memorial Hospital, and the Lamar County Courthouse in Barnesville. It seems history has come full circle when Martin Luther King, Jr., who attended Booker T. Washington High School, eventually moved to the same street where the architect who had designed that school spent his childhood.⁷

Another of the early residents of Sunset Avenue was Philip Breitenbucher, also a European immigrant. The original Breitenbucher estate was located on the west side of Sunset Avenue and encompassed all that side of the street except the northernmost quarter. The main house was located in the center of the large parcel of land on the top of a hill. It had several out-buildings clustered around it. For a time after the estate was sold in the 1940s the Neighborhood Health Center was located in the house, which was then torn down in 1954 and replaced by the current health center located on that lot.

Philip Breitenbucher was born on July 12 1842 in Hohwiller, Bas-Rhin, in the Alsace region of France. He came to Atlanta from Kentucky and was first listed in the *Atlanta City Directory* at the Sunset Street address in 1894 as a merchant for wines, liquors and cigars, with a business address on Broad Street. Possibly he and Wachendorff could have met in Kentucky and were friends before relocating to Atlanta. Breitenbucher eventually became very successful in the real estate business in Atlanta and was also considered one of Atlanta's leading citizens.

He was a member of the City Council during the administration of Mayor Evan P. Howell (1872 – 1878) and served as Chairman of the Finance Committee. He died at the age of seventy-four on January 8, 1916 at his residence on 142 Sunset Avenue. The funeral was held at the First Presbyterian Church. He was survived by his wife, four sons and three daughters. His daughters were Mrs. J. S. Oliver of Chicago, Mrs. P. L. Blackshear and Louise Breitenbucher of Atlanta. His sons were Phillip, George and Emil of Atlanta and Anton of Davenport, Iowa.⁸

Phillip W. Breitenbucher was born April 20, 1872 in Atlanta. He received a Bachelor's Degree in Literature from the University of Kentucky in 1895. In 1901 he gave a New York address as his residence, but in 1905 he was listed in the *Atlanta City Directory* as a reporter for the *Atlanta Constitution* and was residing at his parents' home. He died on April 17, 1944. George Lewis Breitenbucher was born June 18, 1876. He lived in a house at 156 (old 124) on Sunset Avenue, which was built in 1905. Emile J. Breitenbucher was born October 21, 1879 in Atlanta. He attended the University of Georgia and graduated in the Law Class of 1900. He lived at 114 (old number) Sunset Avenue, just south of Magnolia Street. Anton Ernest Breitenbucher was born on March 30, 1885. In

⁷ Georgia Institute of Technology, Archives, Library and Information Center, J. Wayne Moore Papers (MS #132).

⁸ *Atlanta Journal*, January 9, 1916.



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1905 he was listed as a musician and resided with his parents at the 142 Sunset Street family home. He later moved to Davenport, Iowa.⁹

Changing Demographics: 1914-1945

The population of Sunset Avenue shifted between 1915 and 1925 to predominantly African-American working class, with a variety of professions like molders, painters, a blacksmith and polishers. Many residents seemed to live on this street for a long time, and some had family members living either on the same street or in the Vine City area. Most of the existing homes were built by 1925 and, with the exception of recent development, very little change occurred. The families of the two European emigrants, Wachendorff and Breitenbucher, remained in the neighborhood until the last Breitenbucher left in the 1940s and the Wachendorff Brothers nursery closed c1955.

World War I brought a screeching halt to residential development, especially to the sub-urbanization of Atlanta that became the post-war pattern, made possible by the automobile. The cost of building materials skyrocketed and residential building permits during the war years reached an all-time low. The growth of Atlanta following the war created a strong need for new housing and the number of new residences erected in Atlanta by both blacks and whites in the 1920s exceeded anything in the city's eighty year history.

Most of the post-war development occurred to the north outside the city limits, in landscaped garden-type suburbs. In 1922, to protect the investment of Atlanta's affluent and middle classes flocking to those suburbs, the City council passed a racial zoning ordinance. This replaced an earlier ordinance from 1913, which established "Colored" and "White" blocks and forbade the movement of whites and blacks into blocks designated for the other race. Also many developers placed deed restrictions on their lots that limited the ownership to whites or blacks only.

The 1922 restrictions were drawn on already established lines, and limited living space for African-Americans within the City limits to Wards One and Four. Unlike other racially segregated cities, in Atlanta these two wards were geographically separated. Ward Four encompassed the original center of black life with Auburn Avenue as its main thoroughfare. The West Side (Ward One) became an important area because of the establishment of Atlanta University, but did not start to thrive as a black residential neighborhood until the 1920s.

During the early 1920s, the Service Realty Company bought more than \$600,000 worth of land in the area, a total of 349 parcels between 1923 and 1925. This company was a subsidiary of Standard Life, which was organized in 1911 by Heman E. Perry, a black business man from Texas. In 1923 he operated thirteen affiliated businesses and was able to service all housing needs of his clientele from realty to lending to building. The fact that he was able to provide financing for his African-American customers circumvented the problem of obtaining a mortgage for a black person in Atlanta during this time. One of the primary areas that Perry developed was the West End (Ward One).

Before 1922, when the City designated this area as an official residential area for blacks, this part of Atlanta was a neglected part of town. Neighborhoods like Vine City, Mechanicsville and Lightening were described as slums by one of the famous African-American author W. E. B. Dubois's students,

⁹ http://dlg.galileo.usg.edu/centennialcatalog/html/images/BREITENBUCHER_Philip_William/1.jpg.



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Louie D. Shivety. Perry's development in the area changed that, and turned this part of the city into a viable area for African-Americans.

Tracts of land, which were located roughly between Simpson and Martin Luther King, Jr. Boulevard and stretched a mile in length, were purchased by the Service Realty Company and were immediately subdivided into 361 smaller parcels. After those lots were sold to individual owners by the Standard Land Company, another subsidiary owned by Perry, homes were built by the Service and Construction Company (also a Perry Company). Perry's financial practices revolutionized the residential life-style of many blacks in Atlanta. Because of his capacity to make mortgage loans to blacks they were able to become homeowners or improve their existing housing, a feat normally difficult-to-impossible in racially segregated Atlanta. Unfortunately financial difficulties forced him to sell his "Empire" to Southern Insurance Company in 1925 and he left Atlanta shortly thereafter.

Since the turn of the 20th century, when the racial make-up of Ward One including Sunset Avenue was almost fifty-fifty black to white, a great shift in the racial make-up of the area has occurred. By 1930, with a total of 24,286 black residents, Ward One contained the largest number of blacks in Atlanta and only 3.8 percent of the residents were white.¹⁰

One of the people who most influenced the history of Sunset Avenue, and the direction that development on that street took in the pre and post-World War II years, was Eugene Marcus Martin. Very quietly, Martin was one of the most influential members of the African-American community in Atlanta. As a 1912 graduate of Atlanta University, Martin must have become familiar with the Vine City neighborhood and Sunset Avenue during his college days. Upon graduation, he took a job with Atlanta Mutual, which had been founded by Alonzo Herndon in 1905, and which became Atlanta Life Insurance Company in 1922. The company is still in business today. Martin held a number of positions in Atlanta Mutual, including agent, sick claims adjuster, branch office inspector and district manager. In November 1920, he was made secretary, and remained an executive with the company until his death in 1969.¹¹

On June 30, 1926, Eugene Martin married Helen White of another prominent black family in the city. She was the daughter of George and Madeline White, early members of the First Congregational Church where the Martins also belonged and where Eugene Martin became principal of the Sunday School. Also in 1926 Martin built his house at 250 Sunset Avenue. For its time, it was a large and expensive residence boasting six rooms, and at a cost of \$12,600, at least twice the cost of neighboring homes. Eugene and Helen Martin had two daughters: Jean Martin DeLara and Rose Martin Palmer, whose husband served as Medical Director of Atlanta Life.¹ Martin and his family lived in the house for the rest of his life.

Alonzo Herndon's son Norris became head of the Atlanta Life upon the death of his father in 1927, and continued running the company in the much same way. During this period, Martin was in charge of the general operations of the company including "overseeing the details of entering new states, purchasing

¹⁰ Howard L. Preston, *Automobile Age of Atlanta: The Making of a Southern Metropolis 1900-1935*. Athens: University of Georgia Press, 1979.

¹¹ Alexa B. Henderson, Ph.D, "A Quest for Economic Dignity: The Story of Atlanta Life, 1905-1980." Unpublished manuscript commemorating the 75th Anniversary of Atlanta Life Insurance Company, no pages. Located in the Atlanta Life Business File at the Atlanta History Center.



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new businesses and maintaining good relations with insurance departments in the various states."¹² In 1947, he became First Vice President placing him second in command, in which position he often stood in for President Herndon. Martin served as president of the National Negro Insurance Association, and also served as national vice president of the National Association for the Advancement of Colored People (NAACP) and as a member of its board of directors. Eugene M. Martin died on October 28, 1969.

Recent Development: 1945-Present

The Neighborhood Union Health Center at 186 Sunset Avenue is an institutional building with an interesting history. The Neighborhood Union community organization was founded in 1905 by Lugenia Hope, wife of the then President of Atlanta University John Hope to unite neighborhoods to lobby for community wide benefits in the areas of health, education, and equal rights.¹³ Owned by Fulton County, the present Health Center building was constructed in 1954 on the property that was originally the Breitenbucher family home.

After the family sold the property, the old house opened as the Westside Health Center in the summer of 1944. It replaced the original Neighborhood Union Center located on Fair Street when University Homes was built there and included facilities offering similar services.¹⁴ By the 1950s, the old building was in bad condition. It was not until 1953 that the then members of the Neighborhood Union Vine City Chapter acquired enough funds for the land and successfully lobbied the county's Department of Health to erect a health center at 186 Sunset Avenue.

At that time, Carrie L. McCarter, an African-American nurse who had been serving as Administrative Nurse, proposed to the Neighborhood Union, who was operating the clinic out of the old house, that they donate the property to Fulton County. She believed she could persuade the county to build a new building. They did and the women dedicated it to Lugenia Hope, founder of the Neighborhood Union. Even though Atlanta was segregated, when the Neighborhood Union Health Center had its opening dedication ceremony in 1955 Mayor Hartsfield was in attendance. Also, despite Jim Crow, Carrie L. McCarter was hired that same year to run the Neighborhood Union Health Center.¹⁵ McCarter remained as supervisor of the Center until her retirement in 1973.¹⁶

The Fulton County Department of Health and Wellness was set to close the doors of the Neighborhood Union Health Center in 2005 for under-utilization of the facility. Community activists and Sisters Action Team Women Empowerment Network, an organization headquartered in Vine City at 180 Sunset Avenue, conducted a community-wide study to gain input from the residents as to why the health center was not being utilized, but most importantly what needed to be done to infuse the center with life. The residents spoke out about "updating the facility because to walk in the center was like walking back in time."¹⁷ Funds were then allocated by the Atlanta Development Authority's Westside Neighborhood Fund Tax Allocation District to renovate and erect a new facility by 2009.¹⁸ It closed the first of November 2007 for renovation and construction of a new wing on the back side of the building.

12 Ibid.

13 Dr. Rouse's book about Lugenia Hope should be published soon.

14 Cliff Kuhn, "Vine City Woman Recalls," *The Great Speckled Bird* (May 1976), pp. 10-12.

15 Information from picture memorial at the NUHC.

16 Kuhn, p. 12.

17 Michele Rogers, Personal Interview, Pamela Flores, June 11, 2007.

18 Cheryl Strickland, Personal Interview, Pamela Flores, June 9, 2007.



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During the mid 20th century, Vine City was a small African-American neighborhood located west of Atlanta's central business district. Like many such neighborhoods bordering downtown sections of cities across the country, Vine City had been subjected to the destructive force of urban renewal in the 1950s and early 1960s as business development and traffic thoroughfares encroached on residential areas. A neighborhood profile compiled in 1967 by the city's Community Relations Commission listed these features: racial composition – "Negro area;" condition of streets – "fair to poor;" conditions of housing – "dilapidated;" recreation centers and parks – "none." The population of Vine City was largely poor in 1965, but the area sat alongside several middle class black neighborhoods such as Washington Park and the Atlanta University Center. Alongside the poor tenants, a number of residents were homeowners with a sense of community pride and a commitment to improving their neighborhood.¹⁹

The Georgia Council on Human Relations launched its Vine City Project in early 1965. As a local affiliate of the Southern Council since 1956, the Georgia Council dedicated itself to being a "practical" organization and involving itself "deeply in the life of the community," especially in the area of race relations. Experiments in "Self Help," as the Vine City Project was also called, sought to "organize the residents of Vine City into an effective self-improvement organization."²⁰

Frances Pauley, a white woman who served as Executive Director of the Georgia Council, headed an advisory committee for the Vine City Project. While Pauley worked out of the Georgia Council's headquarters, a team of black and white student volunteers moved into Vine City, led by project director J. Otis Cochran, a recent graduate of Morehouse College. Most students came from the nearby Atlanta University campuses, but the group also included students from Atlanta's white colleges, mainly Agnes Scott and Emory University.²¹

The Student Nonviolent Coordinating Committee (SNCC), highly associated with Julian Bond, who is most famous for being the first African-American to serve in the Georgia, Legislature, was one of the key organizations in the American Civil Rights Movement of the 1960s along with the Southern Christian Leadership Conference (SCLC), led by Reverend Ralph David Abernathy and Dr. Martin Luther King, Jr. While SCLC was focused on citizenship education programs, the cornerstone of SNCC's approach, however, was political organizing. Project staff of SNCC planned direct action techniques, such as rent strikes, pickets, and sit-ins, intended to involve as many residents as possible.

When SNCC moved into Vine City, the community organizing already underway had proceeded largely without controversy for nearly a year. Then in 1966, poverty in Vine City became front page news. Joe Schaffer, one of the area's most notorious landlords, evicted several tenants for non-payment of rent. When Schaffer had demonstrators arrested for trespassing, his action in turn sparked a protest march that brought Dr. Martin King, Jr. and Reverend Abernathy to tour Vine City. King declared the conditions "appalling," worse than he had seen in Chicago, the site of SCLC's latest efforts.²² Julian Bond, still

¹⁹ Neighborhood profile, April 4, 1967, records of Program Department, Southern Christian Leadership Conference Papers, Martin Luther King, Jr. Center for Nonviolent Social Change, Atlanta, Georgia.

²⁰ Statement of Purpose and philosophy, n.d., Georgia Council Human Relations Records, Frances Pauley Papers, Special Collections Department, Robert W. Woodruff Library, Emory University, Atlanta, Georgia.

²¹ Nasstrom, Kathryn L. Women and Community Organizing in Vine City in the 1960s. *Atlanta History Magazine*, Spring 2006.

²² Ibid.



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very much in the public eye after his run-in with the Georgia legislature, called on the mayor to provide emergency relief measures.²³

By the late 1960s, although the neighborhood had fallen into serious disrepair, several important civil rights leaders like Dr. Martin Luther King, Jr., Julian Bond and Reverend Samuel H. Giles, lived on Sunset Avenue and fought for equal rights for the African-American population. A photograph from that time showed Dr. King, Coretta Scott King, and Reverend Ralph David Abernathy personally surveying the living conditions that were experienced by the residents of Vine City.²⁴ Many, like Bond and Dorothy Bolton, another civil rights activist had grown up in Vine City, others like King moved to the neighborhood. They worked for a common cause, but were not always unified in the direction.

The 1960s were tumultuous and several demonstrations took place in the neighborhood, one of which included Dr. King demonstrating to protest substandard housing and tenant evictions. Housing conditions were devastating, and the problems continued for many years. A 1989 survey by the State of Georgia showed the following statistics: The population is stable at 14,000, eight of 10 earn less than 15,000 annually, nine out of ten housing units are occupied by renters and one out of two units are in substandard condition.²⁵

The Martin Luther King, Jr. Center for Nonviolent Social Change originated in the weeks after the 1968 assassination of civil rights leader Dr. Martin Luther King, Jr. His widow, Coretta Scott King, proposed that a living monument be placed in the Auburn Avenue Historic District in Atlanta, and her vision of a memorial found fruition as the King Center, which is now managed, along with related sites, by the National Park Service. King's heirs initially organized the Martin Luther King, Jr. Memorial Center, which Coretta King managed as Chief Executive Officer from the basement of her home at 234 Sunset Avenue. The Center later moved its operations to the three story building adjacent to her home at 220 Sunset Avenue. Coretta Scott King signed a letter dated September 1971 requesting support of her vision from her friends.²⁶

In April 2007 the same type of neighborhood profile is being compiled by the Mayor's Office of Weed and Seed. As appalling as it may seem, with urban renewal taking place in Vine City, many of the same "features" are still in the scenario for this community.²⁷ Some progress has taken place; however, the effects are not sufficient.

Personal Interviews

The following interviews provide a more detailed view of the history of the proposed Sunset Avenue Historic District as told by residents:

One of the oldest residents of the Vine City community is Mrs. Susie Sublett who was born on October 16, 1909. She has resided at 207 Sunset Avenue longer than she can remember.²⁸ According to the Fulton County Tax Assessors front desk administrative office located on Pryor Street in Suite 1300,

23 "Markham Street Affair," n.d., Atlanta Project Papers, SNCC Papers; *Atlanta Daily World*, February 2, 1966; *Atlanta Constitution*, February 1, 1966.

24 Bill Wilson Photograph Collection, Kenan Research Center at the Atlanta History Center.

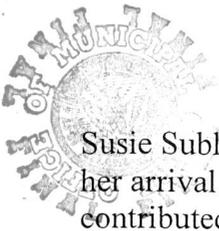
25 This information is available in numerous places.

26 King, Coretta Scott, "Letter Addressed to Friends," September 1971.

27 Lanine Toote, Personal Interview, Pamela Flores, June 9, 2007.

28 Susie Sublett, Personal Interview, Pamela Flores, June 12, 2007.

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Susie Sublett is the property owner for parcel 14-01100006030.²⁹ Despite not knowing the exact year of her arrival to Vine City, specifically to her 207 Sunset Avenue single story Bungalow Style house, she contributed a wealth of information towards the documentation for the local historical designation of Sunset Avenue.

Mrs. Sublett is originally from Macon, Georgia where her father, farmer Brown planted red, not green sugar cane and planted NO COTTON. At an early age, while still in Macon, she did "house work" for the Washburn family and did so until both Mr. and Mrs. Washburn died, which was several years ago.³⁰ The Washburns were a young white couple that never had children, but had a lot of luxurious parties where Mrs. Sublett would serve. She also cleaned the entire house, as well as cooked country style meals for the family and their guests.

The Washburns had, and their relatives still own, a successful national storage company. She recalls the Washburn Company moving an entire house full of furniture on one truck to any place in the United States. The Washburn Storage Company, according to an internet search engine called Google, is a current member of the Georgia Movers Association.³¹ After World War II ended and the American economy took a positive shift, the Washburns moved to the capital city and built their Atlanta home in the upper-class Sherwood Forest neighborhood. According to Mrs. Sublett, "they built behind the WSBTV Station and the Mister said they weren't moving to Atlanta without me because no one could ever cook country style like me." She could not recall precisely how she commuted from Vine City to Sherwood Forest, but she knows she did for over fifty years.

She never stayed the night. She always went home once all her work was completed. She remembered very few street cars operating during her service years to the Washburn's, especially the later years. She did not recall the Magnolia Street car route; however, the Magnolia Ballroom was a frequently visited venue by the Subletts and other African-American working class couples - and black people in general from all over Atlanta, not just Vine City. She recalled seeing entertainers such as Jacky Wilson and James Brown perform several times in segregated and Jim Crow infested Atlanta until the Magnolia Ballroom was torn down in 1978. In her 1966 book, Athlone G. Clarke mentioned that "the likes of Ray Charles, Lionel Hampton and B.B. King" played at the Magnolia Ballroom.³²

"Before moving to Atlanta from Macon with the Washburn family," she continued, "I met my husband. I knew him not even an hour and he told me he could be with me for the rest of his life. We were married thirty-two years." Mr. Sublett had served during WWII in the Army branch of the armed services. He would tell her about how the black soldiers would be given a shot, so that even if a man was wounded he would not feel it. That they were given a shot and then given orders to take food to the front line soldiers.

Mr. Sublett made a living at the Bradford Tire Company on Luckie Street until his death. He was known as "The Tire Man." Most men she remembers were employed in some type of automobile mechanic occupation. Mrs. Sublett remembers the construction and opening of the Neighborhood Union Health Center in 1955, which she frequented in the past, and the construction of the Sun Setter

²⁹ Jennifer Merrit, Personal Interview, Pamela Flores, June 4, 2007.

³⁰ Susie Sublett, Personal Interview, Pamela Flores, June 12, 2007.

³¹ Washburn Storage Company. 2007. <www.georgiamovers.org/locator_centralga.html>.

³² Athlone G. Clarke, *Lest We Forget: Atlanta's Disappearing Black Neighborhoods*. Atlanta History Center, 1996, p. 25.

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Apartments directly across from her house in 1961, which was sort of a catalyst to the social change that would take place in the proceeding decade. The Sublett's also had no children.

Mr. John Carter who resides at 250 Sunset Avenue says that local legends claim the Wachendorff Nursery founder was buried on his land. No one is exactly certain where on the family's property the father was buried.³³

According to Mrs. Sublett, the employment opportunities for women were mostly some type of home service job, either in-home childcare or housekeeping. The number of better educated black women increased at mid-century, and education became a well known occupation for the black woman in the second half of the century. More women were becoming educators and the black males more civically engaged, but this was mostly the new generation that was in their mid to late 20s at the time. Religious occupations were on the rise as well for the black male population. For a short while, she recalls, "it seemed like we were going to advance as a human race all at once, not just the black race that is of course until Dr. King was assassinated.

Once he died and all of the other preachers seemed reluctant to serve on the front line of civil rights such as Reverend Abernathy and Dr. King had once done, civil rights really died for our people along with Dr. King, my neighbor." Drugs that had never even been seen much less spoken of were on every street corner in Vine City.

Elizabeth Graham, another elder of the Vine City community, provided insight into the property located at 220 Sunset Avenue. Her deceased and good friend Rhonda Hall was Mrs. Coretta Scott King's personal secretary. Ms. Hall occupied one of the units at the MLK Center for Non-Violent Social Change as her personal residence until the organization moved from that location to the national park MLK Center for Non-Violent Social Change on Auburn Avenue in the mid-1990s. This location was also the headquarters.³⁴ The building had once served as a church to community residence.

Prominent Sunset Avenue Residents

The following list helps to connect the residents and builders in the proposed district to the actual built environment in the proposed district. By indicating the places in which people either built or lived, a physical historical record of the people and events of the past can be created.

Pioneers / 19th Century Residents:

1. Edward A. Wachendorff, established landscape business at 660 Simpson Street in 1876. His son, Charles J., built a house at 293 Sunset Avenue in 1905. His other son, E.A. Wachendorff, built a house at 283 Sunset Avenue in 1903.
2. Phillip Breitenbucher lived at 186 Sunset Avenue, now the site of the Health Center. His family also built homes on the street. George lived in a house at 165, built in 1905 and Emil lived at 146 Sunset Avenue, built in 1911.

³³ John Carter, Personal Interview, Pamela Flores, June 7, 2007.

³⁴ Elizabeth Graham, Personal Interview, Pamela Flores, June 7, 2007.



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3. W. Speairs, a member of the law firm Speairs and Roan, was the third person listed as residing on Sunset Avenue. He also owned a relatively large block of land in the northwest corner of Sunset Avenue south of Simpson Street.
4. John D. Simmons, circulation Manager for the *Atlanta Journal*, was first listed in 1900. He was not a large land owner like the others but apparently bought a single lot from Speairs on the south end of his property, and built a home at approximately the present location of 280 Sunset Avenue.

Later Significant Residents:

1. Joe Comer, an African-American drayman was first listed in 1910 and lived in the same house on a spacious triple lot from that time until his death in the late 1950s. He was an entrepreneurial businessman, building a successful local and national transfer and storage business, that was run by his son after his death.
2. Eugene A. Martin built his house at 250 Sunset Avenue in 1926, the same year he married Helen White. He was one of the early employees of Atlanta Life Insurance Company, starting there in 1912 when it was Atlanta Mutual. From 1920 until his death in 1969, Martin was Secretary of the Company.
3. Martin Luther King, Jr. moved with his family to 234 Sunset Avenue in 1966, two years before he was assassinated. His widow, Coretta Scott King remained in the house and raised their four children there.
4. Julian Bond, another African-American activist, who was often at odds with Martin Luther King, Jr., lived in a 1940 house at 266 Sunset Avenue, three doors north of the King residence, for many years. Alice Bond still lives in the house.
5. Reverend Samuel H. Giles, Associate Professor at Morris Brown College and another civil rights activist, was also a Sunset Avenue resident. His descendents still reside at 138 Sunset Avenue.

POTENTIAL ECONOMIC INCENTIVES

In addition to other economic incentives administered by the State of Georgia that may apply to the properties in the proposed historic district (including the Rehabilitated Historic Property Tax Abatement Program, Federal Income Tax Credit Program, and the State Income Tax Credit Program), the properties in the Sunset Avenue Historic District are eligible for the following City of Atlanta economic incentives:

City/County Urban Enterprise Zone Tax Abatement Program

Ad valorem property tax exemptions covering a ten-year period can be obtained by owners of qualifying historic multi-family and non-residential structures located in urban enterprise zone eligible areas. There is no minimum acreage requirement for proposed zones. Tax abatements are also available for commercial, industrial, and mixed-use properties. For housing urban enterprise zones, structures suitable for rehabilitation/renovation must provide a minimum of four multi-family housing units.

Transfer of Development Rights (TDR)

Section 16-28.023 of the Code of Ordinances of the City of Atlanta.



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SPECIFIC BOUNDARY DESCRIPTION

The proposed Sunset Avenue Historic District includes all properties within the following general boundary: Beginning 145' from the southeast corner of Joseph E. Boone Boulevard and Sunset Avenue; thence, easterly 130'; thence, southerly 380'; thence easterly 4'; thence southerly 43.3'; thence westerly 40'; thence southerly 77.6'; thence, southerly across the right-of-way of Thurmond Street; thence, southeasterly 63.3' along the southern right-of-way of Thurmond Street; thence, southerly 418.9'; thence westerly 45.13'; thence southerly 40'; thence, southerly across the right-of-way of Spencer Street; hence easterly 42.4'; thence, southerly 264'; thence, southerly across the right-of-way of Foundry Street; thence, southerly 136.78'; thence, westerly 29' along the northern right-of-way of Lester Street; thence, southerly across the right-of-way of Lester Street; thence southerly 240'; thence southwestly 34.7' along the northern right-of-way of Magnolia Street; thence, southerly across the right-of-way of Magnolia Street; thence, southerly 61'; thence, westerly 20'; thence southerly 89'; thence, southerly across the right-of-way of Delbridge Street (a.k.a. Dorothy Bolden Way); thence, southerly 88.7'; thence, westerly 45.7'; thence, southerly 110'; thence, westerly 35.35' along the northern right-of-way of Rhodes Street; thence, westerly across the right-of-way of Sunset Avenue; thence, northerly along the western right-of-way of Sunset Avenue to the northwest corner of Sunset Avenue and Magnolia Street; thence, westerly 175' along the northern right-of-way of Magnolia Street; thence, northerly 369'; thence, northerly across the right-of-way of Foundry Street; thence, westerly 70' along the northern right-of-way of Foundry Street; thence, northerly 416'; thence, easterly 96'; thence, northerly 52'; thence, westerly 21'; thence, northerly 100'; thence, northerly across the right-of-way at Dunkirk Street; thence, northerly 412'; thence, westerly 81.1'; thence, northerly 100'; thence, easterly 110.7'; thence, northerly 312.5'; thence, easterly 60'; thence, northerly 58'; thence, westerly 20'; thence, northerly 22'; thence, easterly 100' along the southern right-of-way to Joseph E. Boone Boulevard; thence, easterly across the Sunset Avenue right-of-way; thence, southerly 145' along the eastern right-of-way of Sunset Avenue to the point of beginning.



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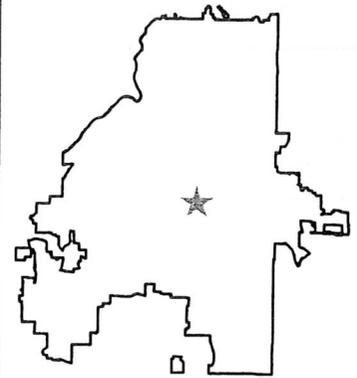
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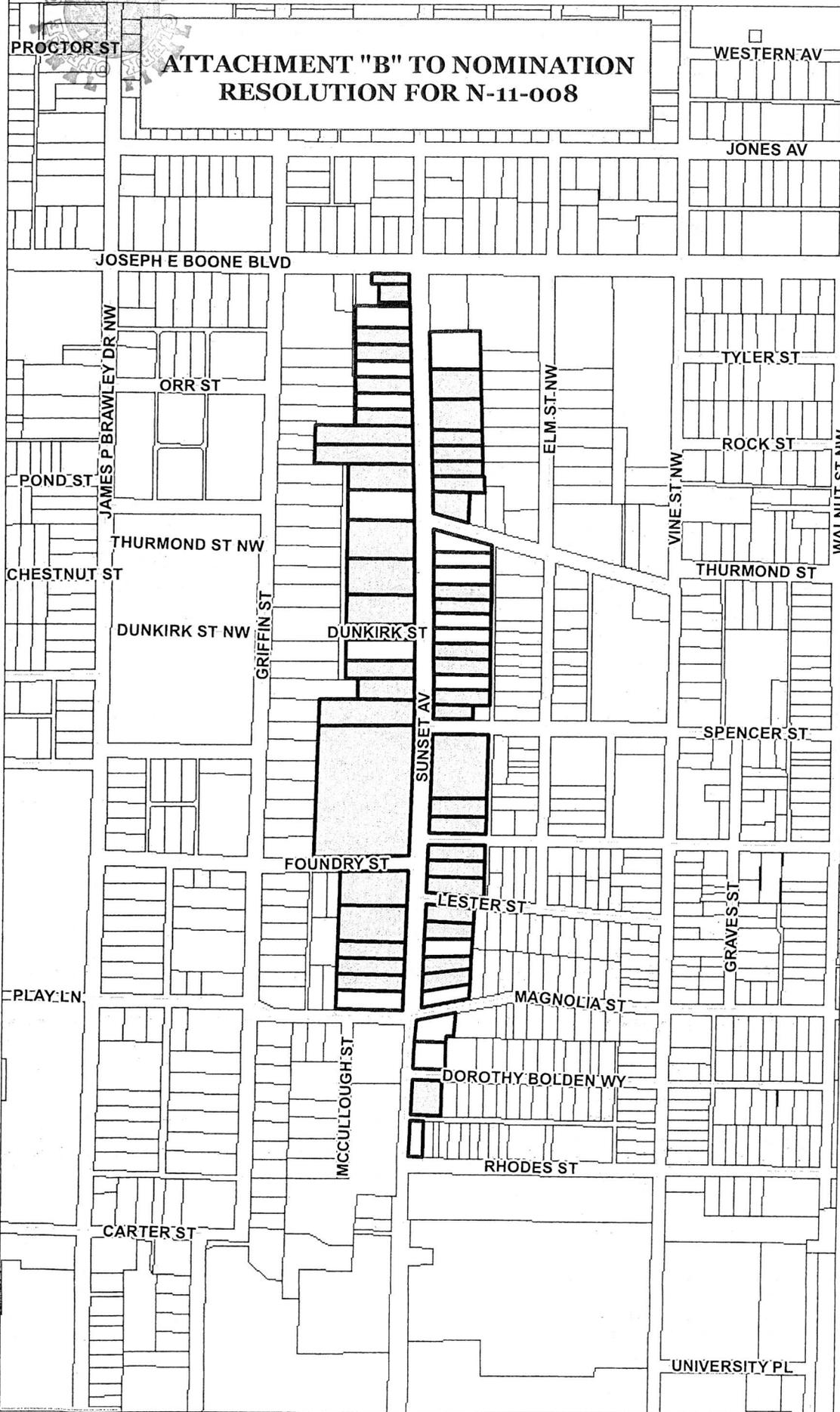
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PROPOSED SUNSET AVENUE HISTORIC DISTRICT - CHAPTER 20P

ATTACHMENT "B" TO NOMINATION
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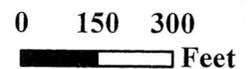


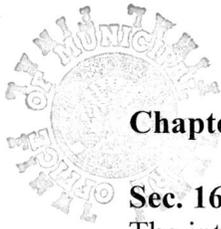
CITY OF ATLANTA



LEGEND

-  CONTRIBUTING PROPERTIES
-  PROPERTIES w/in DISTRICT
-  PARCEL





ATTACHMENT "C"

Chapter 20P. SUNSET AVENUE HISTORIC DISTRICT

Sec. 16-20P.001. Statement of Intent

The intent of the regulations for the Sunset Avenue Historic District is as follows:

1. To enhance and integrate land use regulations, tailored to the historic character of this district, with existing land use regulations;
2. To preserve the district's historic pattern and distribution of building types that are characterized primarily by single-family residences, institutions, and neighborhood commercial buildings, which were constructed from the late 19th century to the mid-20th century;
3. To preserve the residential character of the street, including the spatial relationships between buildings, and the spatial relationship between buildings and the street;
4. To preserve the historic street and lot pattern and design, that are significant elements of the district;
5. To ensure that new development is consistent with the historic character of the district;
6. To encourage neighborhood revitalization and prevent the displacement of residents; and
7. To preserve and enhance the historic and architectural appearance of the district so as to substantially promote the public health, safety and general welfare.

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

1. The existing zoning map and regulations governing all properties within the Sunset Avenue Historic District shall remain in full force and effect. The following zoning regulations shall be overlaid upon, and shall be imposed in addition to, said existing zoning regulations.
2. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations pertaining to properties within this district shall continue to apply; and any variance between said other regulations and these overlay district regulations (Chapter 20P) shall be governed by the interpretation provision set forth in section 16-20.011(c) of the Code of Ordinances.

Sec. 16-20P.003. Boundaries.

1. The boundaries of the Sunset Avenue Historic District constitute an overlay Historic District (HD) zoning district, which district shall be as shown on the official zoning map adopted herewith entitled the "Sunset Avenue Historic District" and described as follows: south boundary on the east side of Sunset Avenue is the south property line of 685 Rhodes Street, and on the west side of Sunset Avenue is the south property line of 126 Sunset Avenue; west boundary is the rear property lines of the lots on the west side of Sunset Avenue; north boundary on the west side is north property line of 320 Sunset Avenue; north boundary on the east side is the north property line of 303 Sunset Avenue; east boundary is the rear property lines of the lots on the east side of Sunset Avenue.

Sec. 16-20P.004. Organization.

The overlay zoning regulations for the Sunset Avenue Historic District are composed of two (2) parts. The first part consists of general regulations which apply to all property located within this district. The second part consists of specific regulations.

Sec. 16-20P.005. General Regulations.

The following regulations shall apply to all properties within the Sunset Avenue Historic District.



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1. General Criteria:

- a. The Commission shall apply the standards referenced below if the standards set forth elsewhere in this Chapter 20P do not specifically address the application, including but not limited to commercial properties in the district:
 - (1) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features and exterior spatial relationships.
 - (2) The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, and exterior spatial relationships that characterize a property shall be avoided.
 - (3) 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 or eras.
 - (4) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - (5) 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.
 - (6) 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, but shall be compatible with the historic materials, features, size, massing, scale and proportion, to protect the integrity of the property and its environment.
 - (7) 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.

2. The Compatibility Rule:

- a. In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, and general character of (i) the structure itself, (ii) the contributing buildings in the entire block, and (iii) the contributing buildings in the subarea.
- b. The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face."
- c. To permit flexibility, many regulations are made subject to the compatibility rule. Those elements to which the compatibility rule applies are specified in regulations by reference to the "compatibility rule."

3. Certificates of Appropriateness.

- a. *When required:*



ATTACHMENT "C"

- (1) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
- (2) To erect a new structure or to make an addition to any structure within the district, when said addition can be seen from public right-of-way;
- (3) To demolish or move any contributing principal structure, in whole or in part, within the district; and
- (4) Site work.

b. *Type required:*

- (1) 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 Code of Ordinances.
- (2) Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
- (3) Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this district. This exemption in no way obviates the requirements for certificates of appropriateness set forth in this section.
- (4) The following Type II Certificates of Appropriateness shall be reviewed by the Director of the Commission and shall be required for any of the following:
 - (a) fences, walls, and retaining walls;
 - (b) decks, skylights, solar panels, and mechanical and communication equipment if visible from the public right-of-way;
 - (c) new accessory structures and alterations to existing accessory structures;
 - (d) shutters and awnings if visible from the public right-of-way;
 - (e) replacement of non-original, non-historic or missing elements with elements that otherwise meet the regulations, including but not limited to: siding, windows, porch railings, porch columns, porch flooring, exterior doors, if visible from the public right-of-way, and
 - (f) paving.

If a Type II certificate of appropriateness is required and the proposed alteration meets the requirements of this Chapter, as applicable, and other criteria applicable to Type II certificates, the Director of the Commission shall issue the Type II certificate within 14 days of receipt of the completed application. If a Type II certificate of appropriateness is required and the proposed alteration does not meet the requirements of this Chapter, as applicable, the Director of the Commission shall deny the application with notice to the applicant within 14 days of receipt of the completed 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.

- (5) The following Type II Certificates of Appropriateness shall be reviewed by the Commission and shall be required for any of the following to the extent they are visible from the public right-of-way:
 - (a) Alterations to any façade of any principal structure; and
 - (b) All site work, except as noted in Section 16-20P.005(3)(b)(4).



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- (6) The following Type III Certificates of Appropriateness shall be reviewed by the Commission and shall be required for:
- All new principal structures;
 - Additions visible from the public right of way;
 - Revisions to previously approved plans that result in an increase in floor area ratio, lot coverage, height or a change in the building footprint;
 - Subdivisions and Aggregations; and
 - Variances.
- (7) Type IV Certificates of Appropriateness shall be reviewed by the Commission and 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 of the front facade.

4. Variances and Special Exceptions:

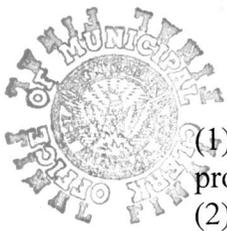
The Urban Design Commission shall have the power to hear, grant and deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria, and appeal provisions 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 of this part.

5. Subdivision and Aggregation of Lots:

The subdivision of any lot within this district shall be subject to review and approval by the Commission. No subdivision of lots shall be approved by the director of the Office of Planning unless said matter has first been submitted to and approved by the Commission. No lots shall be aggregated except upon approval of the Commission. Applications shall be made to the Commission, and the Commission shall not approve any subdivision or aggregation of lots unless the Commission shall make a finding that the resulting lot or lots are compatible with the historic platting pattern of Sunset Avenue as it existed in 1968 and meet the compatibility rule with regard to lot size, dimensions and configuration.

6. Financial Hardship Exemptions:

- These regulations set forth a minimum standard of architectural compatibility within the district. However, in order to balance this concern with other equally important objectives in the district, including economic development, neighborhood revitalization, and prevention of displacement of residents, the Urban Design Commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner. The burden of proof that the regulations and guidelines pose such a hardship shall be on the property owner.
- In order to qualify for an economic hardship exemption, the applicant(s) must first make a showing that the alteration(s) requested is necessary in order to continue utilizing the structure for its intended purpose.
- If the Urban Design Commission finds that this requirement of subsection (b) herein is satisfied, they shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:



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- (1) The present and future income of the property owner(s) and those occupying the property;
 - (2) The availability, at present or in the future of other sources of income of revenue, including loans, grants, and tax abatements;
 - (3) The cost associated with adherence to the subarea regulations;
 - (4) The degree of existing architectural importance and integrity of the structure;
 - (5) The purpose and intent of this chapter.
- d. The Urban Design Commission shall balance these factors as applied to the applicant for said exemption and shall grant said exemption, in whole or in part, as appropriate to the case upon a finding that the economic hardship to the applicant is significant and substantially outweighs the need for strict adherence to these regulations.

Sec. 16-20P.006. Specific regulations

In addition to the general regulations set forth in section 16-20P.005, and any other applicable regulations, the following regulations shall apply to all properties:

1. Lot Size, Dimensions and Configurations: In addition to the requirements of the Subdivision and Zoning Ordinances, the compatibility rule specified in this chapter 20P shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.
2. Grading:
 - a. Grading shall not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the structural integrity of a structure.
 - b. New grades shall meet existing topography in a smooth transition.
3. Architectural Standards:
 - a. Building facades:
 - (1) All new construction shall conform to the existing building orientation by having porches and front doors facing the front yard.
 - (2) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule.
 - (3) There shall be two (2) side yards, one (1) on each side of the principal structure, established by the compatibility rule.
 - (4) There shall be a rear yard of not less than 10 feet.
 - (5) All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 - (6) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
 - (7) The height of all new construction shall be based on the compatibility rule. Notwithstanding the compatibility rule, the height of new additions shall not exceed the height of the principal structure.
 - b. Windows and doors:
 - (1) Architecturally significant windows and doors, including details, trim work, and framing, shall be retained.
 - (2) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in design, materials, shape and size with no more than a one-inch width or height difference



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from the original size.

- (3) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and design to existing windows and doors.
 - (4) The ratio of window and door area to wall area for all new construction shall be established by the compatibility rule, with a permitted differential of ten (10) percent.
 - (5) Windows in the front facade of new construction shall be predominantly vertical in proportion and must not be constructed in combination of more than two (2) windows.
 - (6) Replacement exterior doors shall match the original openings and conform to the original door in material and design.
 - (7) New exterior doors shall be wood panel or fixed glass panel in wood frame. Metal doors may be used if their design matches that of an original door.
- c. Foundations:**
- (1) Foundations shall be finished with brick, painted concrete block or true stucco.
 - (2) Foundations shall be continuous wall construction or masonry piers with closed with solid infill wall.
 - (3) Except for garage and utility additions and free-standing buildings, painted concrete block, brick or true stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
 - (4) Slab on grade foundations are not permitted.
- d. Storm doors and storm windows:** Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.
- e. Chimneys:**
- (1) Chimneys shall be retained whenever possible.
 - (2) If extending or repairing a chimney, the original materials, mortar, color and pattern shall be matched whenever possible.
 - (3) The construction of new chimneys shall not be permitted on the front facade.
 - (4) New chimneys shall be faced with brick, stucco or stone and shall originate at grade.
 - (5) Siding on chimneys is prohibited.
- f. Roofs:**
- (1) Replacement roofs and roofing shall match the original roof in material, pitch and shape as well as ridge, overhang and soffit design.
 - (2) Cold-rolled roofing is permitted only on flat roofs and roofs with a 15° or less pitch.
 - (3) Architectural metal roofing, slate, tile, and shingle roofing are permitted; corrugated metal and corrugated fiberglass roofs are not permitted.
 - (4) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.
 - (5) Dormers shall not be permitted on the roof over the front facade of any structure.
 - (6) Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are not permitted on the roof over the front facade of any structure.
- g. Porches:**
- (1) Architecturally significant front porches, steps and stoops shall be retained, whenever possible.
 - (2) Replacement front porches, steps and stoops shall match the original in size, design and materials.



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- (3) Front porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.
 - (4) Front porches shall be required for new homes and the compatibility rule shall apply for all porch elements.
 - (5) Front porches shall contain balustrades, columns and other characteristics including floor dimension, height, roof pitch and overhang that meet the compatibility rule, although standard lumber is permitted.
 - (6) New decks shall be permitted to the rear of the house.
- h. Accessory structures:** Accessory structures, such as carriage houses, smoke houses, garages, car ports, tool sheds, greenhouses, tenant and alley houses, air conditioners and heating units, shall be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structure. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials may be required if said structure is visible from the public right-of-way.
- i. Walls and fences:**
- (1) Walls are not permitted in the front yard. Where permitted, walls shall be no more than 6 feet in height.
 - (2) Fences in the front yard shall be made of wood picket, brick, stone or iron type construction and shall be no more than 4 feet in height.
 - (3) Retaining walls which are located in the front yard shall have a finished masonry surface constructed of materials compatible with the exterior finish of the principal dwelling. Retaining walls shall be integrated into the landscape.
- j. Architectural details:**
- (1) Exterior architectural details, such as brackets, decorative trim, corner boards, windows moldings, railings, columns, steps and doors, which contribute to the character of the buildings and appear on the front facade, shall be retained, restored or replaced to match the original in dimension and design.
- 4. Paved Surfaces:**
- a. The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained. Replacement, when necessary, shall be done in kind as to layout, pattern, and paving material.
 - b. New sidewalks shall be the same material and width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties, the new sidewalk shall match the material and widths on the block. If no sidewalk exists on the block, the new sidewalk shall be concrete and shall six feet wide.
- 5. Off-Street Parking Requirements:**
- a. Off-street parking shall not be permitted in the front yard.
 - b. Carports and garages shall be behind the rear of the main structure. If the principal structure is located on a corner lot, the front yard setback of that side street shall apply to the construction of a carport or garage.

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Atlanta City Council

REGULAR SESSION

11-O-0447

CREATE NEW CHAPTER TO BE ENTITLED 20P
SUNSET AVENUE HISTORIC DISTRICT
ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 0
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	Y Bond
B Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	B Mitchell

11-O-0447