



CITY COUNCIL
ATLANTA, GEORGIA


AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

18-O-1701
Z-18-126

AN AMENDED ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20U, BONAVENTURE-SOMERSET 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 R-4B-C (SINGLE FAMILY RESIDENTIAL CONDITIONAL), R-5 (TWO-FAMILY RESIDENTIAL), RG-1 (RESIDENTIAL GENERAL), RG-2-C (RESIDENTIAL GENERAL CONDITIONAL), RG-3 (RESIDENTIAL GENERAL), RG-3-C (RESIDENTIAL GENERAL CONDITIONAL), C-1 (COMMUNITY BUSINESS DISTRICT), AND BL (BELTLINE ZONING OVERLAY) TO R-4B-C / 20U HD (SINGLE FAMILY RESIDENTIAL CONDITIONAL / BONAVENTURE-SOMERSET HISTORIC DISTRICT), R-5 / 20U HD (TWO-FAMILY RESIDENTIAL / BONAVENTURE-SOMERSET HISTORIC DISTRICT), RG-1 / 20U HD (RESIDENTIAL GENERAL / BONAVENTURE-SOMERSET HISTORIC DISTRICT), RG-2-C / 20U HD (RESIDENTIAL GENERAL SECTOR 2 CONDITIONAL / BONAVENTURE-SOMERSET HISTORIC DISTRICT), RG-3 / 20U HD (RESIDENTIAL GENERAL SECTOR 3 / BONAVENTURE-SOMERSET HISTORIC DISTRICT), RG-3-C / 20U HD (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL / BONAVENTURE-SOMERSET HISTORIC DISTRICT), C-1 / 20U HD (COMMUNITY BUSINESS DISTRICT / BONAVENTURE-SOMERSET HISTORIC DISTRICT), AND BL / 20U HD (BELTLINE ZONING OVERLAY/ BONAVENTURE-SOMERSET 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 Bonaventure-Somerset 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 20U, Bonaventure-Somerset 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 Bonaventure-Somerset 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 Bonaventure-Somerset 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 R-5, RG-1, RG-2-C, RG-3, RG-3-C, R-4B-C, C-1, and Beltline Overlay zoning classifications on said map.

SECTION 6. All properties lying within said Bonaventure-Somerset 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. All buildings/properties lying within said Bonaventure-Somerset Historic District shall be considered to have Contributing/Non-Contributing status, as defined by Chapter 20 of the 1982 Zoning Ordinance, as indicated in Attachment "D".

SECTION 8. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.



A true copy,

Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED per City Charter Section 2-403

MAR 04, 2019
MAR 13, 2019

2019-21(18-O-1701)

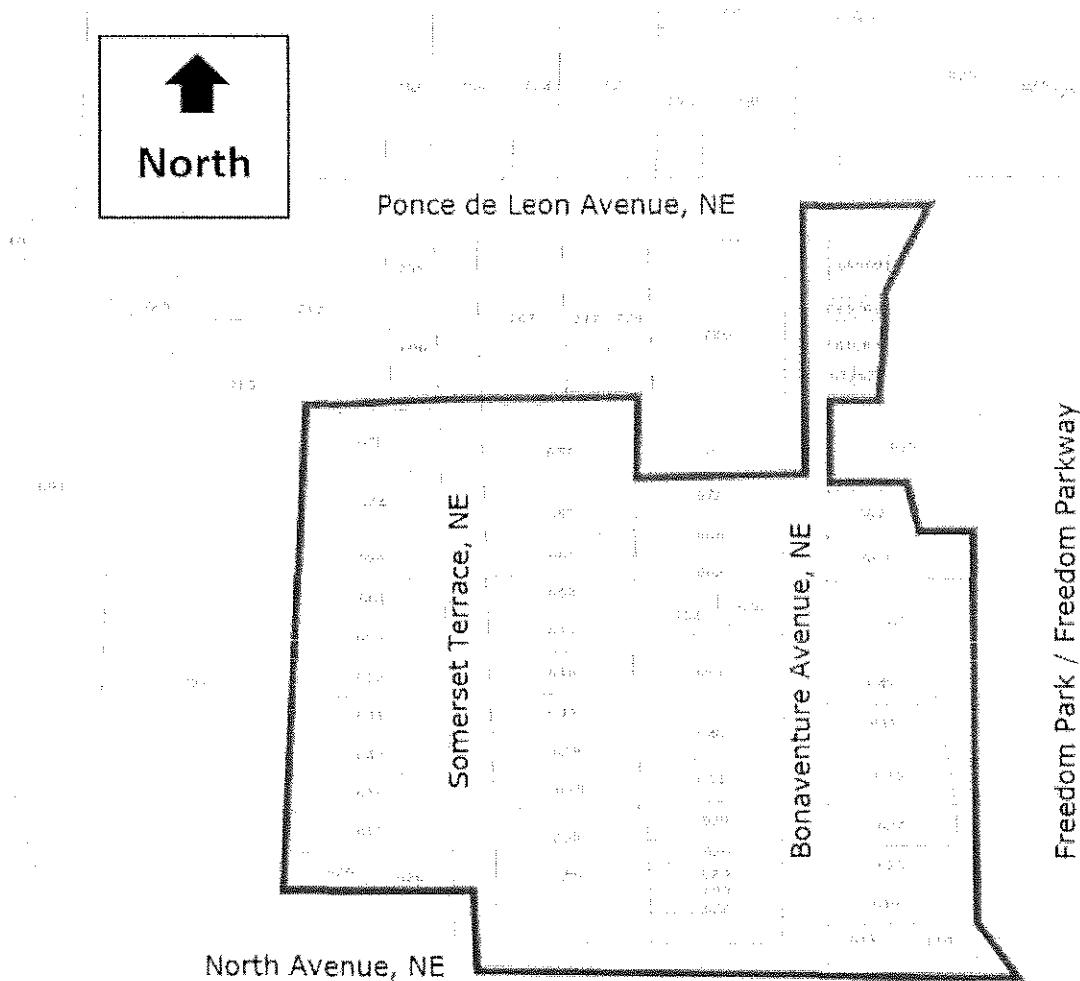
PAGE 2 OF 42



AMENDED ATTACHMENT "A" TO REZONING LEGISLATION

General Boundary Description and Plat Map for: **PROPOSED BONAVENTURE-SOMERSET HISTORIC DISTRICT**

Beginning at a point at the middle of the intersection of the right-of-ways of North Avenue NE and Somerset Terrace, NE, thence northerly approximately 107 ft. along the middle of the right-of-way of Somerset Terrace NE, thence westerly approximately 217 ft., thence northerly approximately 618 ft., thence easterly approximately 184 ft. to the middle of the right-of-way of Somerset Terrace, NE, thence easterly 208 ft., thence southerly approximately 102 ft., thence easterly approximately 199 ft. to the middle of the right-of-way of Bonaventure Avenue, NE, thence northerly 335 ft. along the middle of the right-of-way of Bonaventure Avenue NE to the middle of the intersection of the right-of-ways of Bonaventure Avenue, NE and Ponce de Leon Avenue, NE, thence easterly approximately 137 ft. along the middle of the right-of-way of Ponce De Leon Avenue NE, thence southwesterly approximately 114 ft., thence southerly approximately 128 ft., thence westerly approximately 60 ft. to the eastern right-of-way of Bonaventure Avenue, NE, thence southerly approximately 117 ft. along the eastern right-of-way of Bonaventure Avenue NE, thence easterly approximately 96 ft., thence southeasterly 60 ft., thence easterly approximately 68 ft., thence southerly approximately 496 ft., thence southeasterly approximately 94 ft. to the middle of the right-of-way of North Avenue, NE, thence westerly approximately 638 ft. to the point of beginning. Area is approximately 13 acres.





AMENDED ATTACHMENT "B" TO REZONING LEGISLATION
ATTACHMENT "B" TO REZONING LEGISLATION



KEISHA LANCE
BOTTOMS
MAYOR

CITY OF ATLANTA
DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30301
404-330-6145 - FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE
COMMISSIONER

Office of Design

Atlanta Urban Design Commission
Nomination Resolution:
Bonaventure-Somerset Historic District

Application Number: N-18-387 / D-18-387

Proposed Designation: Historic District

Zoning Categories at time of Designation: R-4B-C, R-5, RG-1, RG-2-C, RG-3, RG-3-C, C-1, MRC-2-C, and Beltline Zoning Overlay

District: 14 **Land Lot(s):** 17

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 Bonaventure-Somerset Historic District and publishing a notice pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005; and

Whereas, the Executive Director caused to be conducted research regarding this proposed nomination and has compiled a written designation 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 October 10, 2018 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.

AMENDED ATTACHMENT "B" TO REZONING LEGISLATION
ATTACHMENT "B" TO REZONING LEGISLATION

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, as well as all submitted written materials, and all the testimony heard at the October 10, 2018 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 Bonaventure-Somerset Historic District, a general plat map of which delineating all its boundaries is attached hereto as Attachment "B" and hereby incorporated by this reference, and a list delineating contributing and non-contributing properties is included in Attachment "C" and hereby incorporated by this reference, is architecturally, historically, and culturally significant.

Section 3. That the Commission further determines the Bonaventure-Somerset 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.

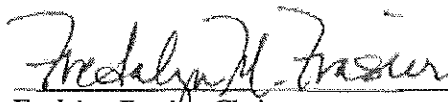
Section 4. The Bonaventure-Somerset Historic District (LD) is generally located in Land Lots 17 of the 14th District of Fulton County, Atlanta, Georgia.

Section 5. That the Commission hereby further determines that said Bonaventure-Somerset Historic District (HD) meets the criteria set forth in Section 16-20.004(b)(2)(c), specifically including those criteria in the following groups: Group I (2); Group II (1), (2), (5), (6), (8), (9), (12), (13), and (14); and Group III (2) and (3).

Section 6. That the Commission, having determined that the Bonaventure-Somerset Historic District (HD) meets or exceeds the criteria as set forth herein, hereby nominates the Bonaventure-Somerset Historic District (HD) 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 Bonaventure-Somerset Historic District (HD).

Approved and nominated by the Atlanta Urban Design Commission on October 10, 2018.



Fredalyn Fraser, Chair
Atlanta Urban Design Commission

10.25.18

Date



Douglas H. R. Young, Secretary and Director
Atlanta Urban Design Commission

10-25-18

Date

2019-21 (18-O-1701)

PAGE 5 OF 42

ATTACHMENT "A" TO NOMINATION RESOLUTION



CITY OF ATLANTA

**KEISHA LANCE
BOTTOMS
MAYOR**

**DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov**

**TIM KEANE
Commissioner
OFFICE OF DESIGN**

**Designation Report for the
*Bonaventure - Somerset
Historic District (HD)***

Application Number: N-18-387 (D-18-387)

Proposed Category of Designation: Historic District (HD)

Zoning Categories at Time of Designation: R-5 / RG-1 / RG-2-C / RG-3 / RG-3-C / R-4B-C / MRC-2-C / C-1 / Beltline Overlay

District: 14 **Land Lot:** 17 **County:** Fulton

Designation Report Sections:

1. Eligibility Criteria
2. Findings
3. Description of Present and Historic Appearance
4. Period of Significance
5. Narrative Statement of Significance
6. Developmental History
7. Contributing / Non-Contributing Structures
8. Bibliography
9. Potential for Transfer of Development Rights and Economic Incentives
10. General Boundary Description
11. Boundary Justification
12. General Plat Map
13. Historic Mapping / Documentation

ATTACHMENT "A" TO NOMINATION RESOLUTION

1. ELIGIBILITY CRITERIA

As more fully described in this Designation Report, the Bonaventure - Somerset Historic District meets the following criteria for a Historic District (HD), as defined in Section 16-20.004(b)(2)(d):

Group I - Historic Significance:

(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met)

The Bonaventure - Somerset Historic District meets one (1) criteria:

(2) The Bonaventure - Somerset Historic District includes structures and spaces closely associated with important historical events or trends of local significance. The proposed District, which was generally developed between 1908 and c.1930, is reflective of the broad trend of speculative residential suburban growth in northeast Atlanta along Ponce de Leon Avenue during the early twentieth century. Construction of the one and two-story single-family dwellings and courtyard apartments on Bonaventure Avenue were originally spurred by the Georgia Railway and Electric Company's expansion of streetcar service along the corridor in the 1910s while the increased popularity of the automobile served as primary factor in the development of neighboring Somerset Terrace in the mid-1920s. Prospective homeowners (then as now) were attracted to the District's tree-lined, suburban streets (the area was forest before it was developed) that were located near the city's central business district that was easily accessible via public transportation or automobile thoroughfares that could take them there.

Group II - Architectural Significance:

(Fourteen (14) total criteria - if qualifying under this group alone, at least five (5) criteria must be met)

The Bonaventure - Somerset Historic District meets nine (9) criteria:

- (1) The Bonaventure - Somerset Historic District includes structures and spaces which are very strongly related, either functionally or aesthetically.
- (2) The District includes very important elements of the streetscape which are functionally or aesthetically related.
- (5) The Bonaventure - Somerset Historic District includes a very good collection of structures that express a variety of architectural styles.
- (6) The proposed District includes very good examples of architectural styles and periods of construction that are typical of the City of Atlanta.
- (8) The Bonaventure - Somerset Historic District includes a collection of structures and spaces which possess very high artistic values.
- (9) The District includes a collection of structures which exhibit very high-quality craftsmanship.
- (12) The Bonaventure - Somerset Historic District includes a collection of structures and spaces in which most retain their character-defining design elements, although some alterations have occurred.

ATTACHMENT "A" TO NOMINATION RESOLUTION

- (13) The District includes a collection of structures in which most retain their original site orientation. All of the identified contributing properties in the District retain their original site orientation and relationship to the public street.

- (14) The Bonaventure - Somerset Historic District includes moderately few intrusions which detract from the visual integrity of the area.

Group III - Cultural Significance:

(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met, as well as least three (3) criteria from Groups I and II)

The Bonaventure - Somerset Historic District (HD) meets two (3) criteria:

- (2) The Bonaventure - Somerset Historic District (HD) clearly conveys a sense of time and place and about which one has an exceptionally good ability to interpret the historic character of the resource. The District has a high-degree of design and material integrity, with few non-historic intrusions, that allow it to convey the feeling of an early twentieth century, residential suburb.
- (3) The proposed District has moderately few noncontributing structures that detract from the sense of time and place for the area. Those non-contributing properties within the proposed District include non-historic condominium units that date from the 1990s and early 2000s. These properties are also generally located at the northern (along Ponce de Leon Avenue) and southern (on North Avenue) peripheries of the District. Most of the historic single-family dwellings and small apartment buildings that define the architectural and cultural character of the proposed District are located within the District's interior and have few alterations or additions.

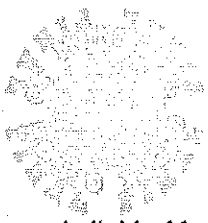
2. FINDINGS

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

3. PHYSICAL DESCRIPTION OF THE PROPERTY

The proposed Bonaventure-Somerset Historic District is an early twentieth-century, planned residential subdivision located in the larger Poncey-Highland Neighborhood in northeast Atlanta. The District includes various property types (single-family dwellings, courtyard apartments, infill condominiums and duplexes) that front the primary, north-south running streets of Bonaventure Avenue and Somerset Terrace between North Avenue (south) and Ponce de Leon Avenue (north). The core of historic development is located on the interiors of the Bonaventure and Somerset Terrace blocks, while most non-historic infill occupies the periphery of the proposed District. The commercial properties (including the Clermont Hotel) located on the south side of Ponce de Leon Avenue and between the two streets are not included in the District boundaries.

Both Bonaventure Avenue and Somerset Terrace are 50 ft.- wide, tree-lined, linear streets with either poured or hexagonal paver concrete sidewalks. The properties on Bonaventure Avenue were the first to be developed (c.1910) with historical research indicating the lots were subdivided and developed on an



ATTACHMENT "A" TO NOMINATION RESOLUTION

individual basis, while those on Somerset Terrace were generally platted and developed by a single home builder between 1924 and 1927. The different methods and periods of development are reflected in the historic platting patterns on the two streets. Frontages of the historic lots on Bonaventure Avenue range between 50 and 100 ft., although the lengths are generally uniform for properties on both sides of the street. Meanwhile, most lots on Somerset Terrace have 50 ft. frontages, same for a few larger lots located at the north end of the street. Setbacks of the buildings also differ. Buildings on Bonaventure Avenue typically have setbacks from the public street ranging from 45 ft. to 50 ft. while those on Somerset Terrace appear much closer to the road, with setbacks measured at approximately ± 40 ft.

Historic building stock primarily includes one and two-story single-family houses and a few apartment buildings. The non-historic infill, modern condominiums and duplexes are generally located at the north and south edges of the District boundaries. The historic single-family houses are predominantly one-story, brick veneer buildings with front and side-gable roofs. An example of a historic two-story single-family dwelling in the District is the Payne-Griffith House at 650 Bonaventure Avenue. Most of the single-family houses are designed in the Craftsman Style, although representative examples of Colonial Revival and Mediterranean Revival Style architecture are also present.

Notable examples of historic apartment buildings within the District include: the courtyard apartments at 653 Bonaventure Avenue; 663 Bonaventure Avenue; 667 Bonaventure Avenue; 674 Somerset Terrace; 678 Somerset Terrace; and the U-shaped Somerset Terrace Apartments at 677 Somerset Terrace, among others. Many of the apartments are designed with elements of the Neoclassical and Italian Renaissance Revival styles, with red brick veneer exteriors, decorative columns and bracketing, and tile roofs.

4. PERIOD OF SIGNIFICANCE

The period of significance begins with the platting and development of the original lots in the proposed Historic District in 1908 and extends to 1968.

5. NARRATIVE STATEMENT OF SIGNIFICANCE

The Bonaventure - Somerset Historic District (HD) also has a local level of significance in the area of community planning and development for its association with the larger trend residential suburban development along the Ponce de Leon Avenue corridor in northeast Atlanta during the early twentieth century, beginning with the streetcar and continuing with the rise in popularity of the automobile. Dr. George F. Payne's initial subdivision of his land on Bonaventure Avenue 1908 followed the Georgia Railway & Electric Company's (now Georgia Power) expansion of the Ponce de Leon Avenue streetcar route, which ushered in residential suburban development along the corridor in the years before and after World War I. The development of Somerset Terrace as an auto-oriented, Bungalow subdivision represented a continuum of the trend into the mid-1920s.

The Bonaventure - Somerset Historic District (HD) has significance at the local level in the area of architecture as a collection of intact, historic residentially building types (Bungalow, garden/courtyard apartments) designed in a variety of architectural styles (Craftsman, Colonial Revival, Mediterranean Revival, Italian Renaissance Revival).

ATTACHMENT "A" TO NOMINATION RESOLUTION

6. DEVELOPMENTAL HISTORY

Sections of the Developmental History section for the nomination were taken from the "Narrative Statement of Significance for the Bonaventure Avenue/Somerset Terrace Historic District in the Poncey-Highland Neighborhood" by Lisa Malaney.

The proposed Bonaventure-Somerset Historic District is located in the Poncey-Highland neighborhood, an early-twentieth century bungalow residential area located on the northeast side of Atlanta. The neighborhood developed between 1907 and 1935 and comprises parts of the original subdivisions of Ponce de Leon Heights, Linwood Park, and Copenhill. Poncey-Highland received its name during the mid-1970s, when the City of Atlanta implemented the Neighborhood Planning Unit (NPU) system. The neighborhood's name was derived from the area's proximity to the intersection of Ponce de Leon and North Highland avenues.

Ponce de Leon Avenue and the Bonaventure - Somerset Historic District vicinity, 1870-1906

Development along the Ponce de Leon Avenue corridor began in the early 1870s, as visits to the namesake Ponce de Leon Springs (now the area of Ponce City Market aka Sears Roebuck and Company Warehouse) emerged a popular day-trip excursion among Atlanta residents (Garrett 1954a, I:881-83). Heavy traffic among weekend sightseers traveling from downtown to the area just beyond the city's northern limits soon encouraged executives with the Atlanta Street Railway Company in 1874 to extend their mule-drawn street railway line along Peachtree Street from Pine Street north and east to the Springs site (Martin 1975, I:10). By 1900, the section of Ponce de Leon Avenue from Peachtree Street to present-day Boulevard had become a "stylish yet rural," suburban enclave lined with the grand estates of many of Atlanta's economic and political elite, including businessmen Hannibal Kimball, Samuel Inman, Georgia Power founder Henry Atkinson, and Edward Peters (Atlanta City Directory Company 1900; Jones 2012, 30-40).

Among these early suburban settlers was landscape designer Julius Hartman, who designed a four-acre lake directly opposite the Ponce de Leon Springs in 1890. A smaller lake called Pairs Pond was developed in this area around the same time. Historian Susan Jones described the Paris Pond as follows,

A smaller lake, Pairs Pond, was developed in the Ponce de Leon Springs Park area in 1890 as well. Little is known about the lake's origin, other than it was reported to have been located one hundred yards from the springs, was across the railroad and was named for William Pair. The would have but Pairs Pond somewhere in the vicinity of the parking lot shared by today's Ford Factory Lofts and Kroger supermarket... (Jones 2012).

The City of Atlanta annexed the Ponce de Leon Springs site and surrounding area in 1904. Around this same time, investors with the newly-organized Ponce de Leon Park Association spent approximately \$50,000 improving the grounds and erecting buildings and rides on the site of Hartman's lake property (formerly the site of the Atlanta Crackers' baseball stadium and currently the shopping center that contains Whole Foods Market and Home Depot). The resulting amusement park was completed shortly thereafter and opened to the city's white residents in May 1906 (Garrett 1954b, II:497).

According to Civil engineer, O.F. Kaufmann's 1906 *Map of the City of Atlanta*, the general area of the proposed Bonaventure-Somerset Terrace Historic District was bounded by Ponce de Leon Avenue on the

ATTACHMENT "A" TO NOMINATION RESOLUTION

north, Kearsage Avenue (now Barnett Street) on the west, the railroad tracks on the west, and North Avenue to the south. The map shows that two individuals, Willie E. Estes, and Mrs. C.F. Clarke, owned the bulk of the land comprising the proposed District's boundaries (Kauffman 1906). William Edward Estes (1875-1925) was a railroad conductor who lived on Kirkwood Avenue on the City's east side (United States, Selective Service System 1918). The identity of Mrs. Clarke remains unknown.

Residential Development of the Bonaventure and Ponce de Leon Heights/Somerset Terrace Subdivisions, 1908-1930

Early plat maps of the area show that Dr. George F. Payne had assumed ownership of much of the property on the north and south sides of Ponce de Leon Avenue by 1908. A plat map titled, "Dr. George F. Payne Property" and dated December 1908, showed two roads, Ponce de Leon Heights and Bonaventure Avenue, bisecting his property between Ponce and North Avenue to the south and thirteen platted lots lining the south side of Ponce de Leon Avenue (Rogers 1908). Two other individuals, Ms. Mary C. Osborn and Ms. Ida C. Moore are also shown as owning land at the southern end of the proposed road of Ponce de Leon Heights where the road intersects with North Avenue.

Dr. George Frederick Payne was born in Macon, Georgia in 1853. The son of a prominent local pharmacist, Payne attended the Columbia College of Pharmacy in New York. Following graduation in 1875, Payne returned to Macon where he worked in his father's drug firm and chemical laboratory. In 1884, he took ownership of the company after his father's death. That same year, he married Anna Ruby Nichols of Nacoochee, White County and namesake for Anna Ruby Falls in North Georgia (Atlanta Constitution 1923, 1, 19). Agriculture Commissioner R. T. Nisbett appointed Dr. George Payne as state chemist in 1890, a position that required him to relocate to Atlanta with his family in 1892 (Atlanta Constitution 1890, 5; Garrett 1954b, II:800). That same year, Dr. Payne became one of the co-founders and key faculty members of the Atlanta College of Pharmacy. In 1902, Payne was elected president of the National Pharmaceutical Association. In addition to a host of fellowships and executive positions on several pharmaceutical trade boards, he also taught at the Southern Dental College and the Atlanta Medical College (Atlanta Constitution 1923, 1, 19). Dr. George Payne died in Atlanta in 1923 and was buried in the family plot at Riverside Cemetery in Macon (Johnson 2009).

On July 1, 1909, another Atlanta real estate developer, William E. Worley, announced he had closed a "big deal" on a Ponce de Leon tract "For himself and associates" purchasing "12 acres fronting Ponce de Leon Ave. 500 feet and runs back along Kearsage Ave. [now Barnett] 1000 feet to North Ave. and runs along this avenue 500 feet. In fact, the property runs across North Ave. to Angier Springs Road." (Atlanta Georgian 1909a, 11). Dr. Payne may have been one of Worley's business associates noted in the article. The following month, the Fulton County Board Commissioners received a request from the mayor and Atlanta City Council to grade Bonaventure Avenue and Ponce de Leon Heights between Ponce and North avenues (Atlanta Constitution 1909, 1). As a member of the Atlanta's public engineering commission, Payne would have been well-positioned to encourage public investment that would complement his proposed development concerns (Atlanta Constitution 1923, 19).

An additional newspaper article in August 1909 provided a little more detail about the Worley's (and most likely Payne's) plans for the proposed subdivision, which included the road and sewer infrastructure improvements:

ATTACHMENT "A" TO NOMINATION RESOLUTION

This is the news that many lot owners have been waiting to hear and there is every indication that more building plans will be made. The improvements being made in that section by W.E. Worley are being pushed as fast as money and a large force of men can accomplish the work and attain the best results.

It will be recalled that he and several associates purchased a good sized tract recently on Ponce DeLeon-ave., running back to North-ave. This is at the corner of Ponce DeLeon and Kearsarge-aves. [now Barnett St.] and the latter thoroughfare is being graded and put in the best of condition. Work is also being done on North-ave. and this is being put in condition as far as Ponce DeLeon Heights [now Somerset Terrace].

With all the city conveniences on this property, the lots will be very desirable and already there has been a demand for them, although they have not yet been placed on the market (Atlanta Georgian 1909c).

Payne's and Morley's residential real estate involvement in the area came on the heels of the Georgia Railway & Electric Company's (now Georgia Power) improvements to the popular Ponce de Leon Avenue streetcar line following the corporation's monopolization of the transportation system in 1902. The existing streetcar route was double-tracked to allow for two-way travel and service was extended from its original terminus at Ponce de Leon Park approximately two-and-a-half miles east to Ponce de Leon Manor in the Druid Hills neighborhood (Sullivan and Tankersley 2012, 45–46). Expanded streetcar access along the corridor quickly ushered in new commercial and residential suburban development along Ponce de Leon Avenue in the years before and after World War I.

This growth was part of a larger pattern of new bungalow streetcar suburbs being constructed throughout the City beginning in 1909–10. Newspaper writers asked if Atlantans were "inoculated with the bungalow fever" gripping the city as residents increasingly built new homes "on the outskirts of the city, or in the suburbs, and think the bungalow is just the thing" (Atlanta Georgian 1909b, 1). Meanwhile, real-estate classified advertisements touted architect-designed bungalows, cottages, country homes and other "handsome homes" and monthly building permit updates trumpeted record-setting numbers, as demonstrated in a November 1910 article in the *Atlanta Georgian*:

With the building permits for November 1910 topping those for November 1909 by \$193,258, the current year is sure to show totals exceeding \$7,000,000, making 1910 the banner building year for Atlanta and giving this city second place in the south (Atlanta Georgian and News 1910, 3).

Bonaventure Avenue and Dr. George F. Payne

The properties along Bonaventure Avenue were among the earliest constructed within the proposed historic district, with the two-story residence of Dr. George Payne, located at 650 Bonaventure Avenue, one of the first to be built on the street, according to the National Register of Historic Places (NRHP) nomination of the Griffith School of Music (aka Payne-Griffith House), which was individually listed in the National Register in 1999,

The building permit indicates this house was begun on June 22, 1910 and finished September 27th, 1910. No architect is shown. While nothing further has yet been discovered to document Dr. Payne's role in



ATTACHMENT "A" TO NOMINATION RESOLUTION

establishing these neighborhoods, it is clear that this house was built on a fine lot, and given the best setting on the street, all befitting the choosing of the man who was the first one on the street. The move of such a prominent couple as the Paynes to this virtually empty street would indicate that they were promoting a new area for development. The surviving building permits for Bonaventure indicate slow development over the next few years, with permits for other houses from 1914 on, a few a year, with more in the 1920s. The Payne house was by far the earliest built (Thomas and Wallace 1999, 8).

Upon Payne's death, the house was sold to Mary Butt Griffith, who began operating her well-established Griffith School of Music in the building in 1923. Ms. Griffith ran the music school until her death in 1928. Her children assumed operation until 1966 (the house later served as a bed-and-breakfast hotel but has functioned as a single-family residence since 2010).

Notices of warranty deed sales and real estate classifieds printed in the various Atlanta newspapers along with Atlanta City Directories provide additional information about the general period of development on Bonaventure Avenue. For example, a November 1911 notice of warranty deeds indicates a land transaction valued at \$1,750 from "G.F. Payne to M. E. Sentell, lot on the south side of Ponce DeLeon-ave. [sic] 50 feet west of Ponce DeLeon [sic] Heights [Somerset Ter.], 50 by 200" (Atlanta Georgian 1911b, 12). The Atlanta City Directory for that year shows Payne as the only resident on the street in 1911 however (Atlanta City Directory Company 1911, 47). By 1913, Payne had a neighbor in post office clerk Dayton Hale, while another property was listed as vacant on the street. Much of the development on the street appears to have occurred after 1918. In 1915, only four residences were listed between Ponce and North Avenue (Atlanta City Directory Company 1915, 134). By 1921, ten houses lined the street (Atlanta City Directory Company 1921, 1232).

Somerset Terrace (originally Ponce de Leon Heights)

Dr. George F. Payne's 1908 plat map of his property and proposed division depicted a street by the name of Ponce de Leon Heights in the current location of Somerset Terrace (although the alignment was somewhat different). A later plat map filed by property owners H.H. Ellison and Thomas James in December 1924 showed the subdivision of 25 lots, almost all with 50-ft. frontages on both sides of Ponce de Leon Heights (Fitzpatrick 1924). Hugh H. Ellison (1881-1969) was a Georgia-born real estate broker and owner of Ellison Realty Company (U.S. Bureau of the Census 1930). His partner, Thomas James (1890-1975), was a Welsh-born building contractor, who constructed several single-family houses and apartment buildings throughout the city during the 1920s. James arrived in the United States in 1911 and became a naturalized citizen in 1923 (Sims 2013; Atlanta Constitution 1975, 48).

An article in the May 31, 1925 edition of the *Atlanta Constitution* provided additional information about the planned residential development along the newly-rechristened Somerset Avenue. According to Ms. Gussie Ivey of the Ellison Realty Company, all of the homes for sale on the street would be priced at \$7,850. The houses themselves would be built "of brick and contain every modern luxury and convenience, are among the most attractive dwellings on the local market." Ellison further stated,

"Every one of these dwellings...has been erected to suit the needs of the present-day family. They have ample bedrooms, breakfast room, cellars and garrets. They also have garages and side drives. There are no more beautiful and conveniently constructed houses in the city than those and we are able to offer



ATTACHMENT "A" TO NOMINATION RESOLUTION

them at bargain prices because of the fact that we purchased the materials with which they built at the time when the market was down..." (Atlanta Constitution 1925, 18).

According the Atlanta City Directory, 18 single-family houses and the Somerset Terrace Apartments had been erected by Ellison and James on Somerset Terrace by 1927 (the first time the street was listed in the directory) (Atlanta City Directory Company 1927, 1652). The 1928 Atlanta Topographic Map also lists Somerset Terrace as the street name by that date and generally confirms the number of extant properties (houses and one apartment building) on the block. A plat map filed in May 1927 shows the proposed subdivision of an additional three lots on the northwest side of Somerset Terrace (now 688-678 Somerset Terrace). That land had originally remained undeveloped during the first phase of construction. All three lots were owned by William G. Peebles, Jr., an accountant who lived at 668 Somerset Terrace (Fitzpatrick 1927; U.S. Bureau of the Census 1930).

Subsequent Development, 1930 – Present

According to the Atlanta City Directories, residential development on Bonaventure Avenue and Somerset Terrace had largely concluded by 1930 and the onset of the Great Depression. An aerial photograph of the proposed district shows that the lots at the southern end of Somerset Terrace, fronting North Avenue, and at the northeast end of Bonaventure Avenue, remained undeveloped through 1950s. Planned construction of the controversial I-485 and Stone Mountain Expressway through the neighborhood resulted in large swaths of cleared areas to the immediate south and east of the proposed Bonaventure-Somerset Historic District. Freedom Park and the Carter Center now occupy the land of the former highway right-of-way. While some additional multi-family infill development has occurred within the past few decades, the proposed district remains largely intact and still consists of single and multi-family residential buildings.



ATTACHMENT "A" TO NOMINATION RESOLUTION

7. CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

Contributing structures of the proposed Bonaventure - Somerset Historic District (HD) include:

619 BONAVENTURE AVE NE	650 SOMERSET TER NE
627 BONAVENTURE AVE NE	653 SOMERSET TER NE
630 BONAVENTURE AVE NE	659 SOMERSET TER NE
634 BONAVENTURE AVE NE	660 SOMERSET TER NE
635 BONAVENTURE AVE NE	664 SOMERSET TER NE
640 BONAVENTURE AVE NE	665 (663) SOMERSET TER NE
641 BONAVENTURE AVE NE	667 SOMERSET TER NE
650 BONAVENTURE AVE NE	668 SOMERSET TER NE
653 BONAVENTURE AVE NE #1	674 SOMERSET TER NE
653 BONAVENTURE AVE NE #2	677 SOMERSET TER NE UNIT 1 A
653 BONAVENTURE AVE NE #3	677 SOMERSET TER NE UNIT 1 B
653 BONAVENTURE AVE NE #4	677 SOMERSET TER NE UNIT 1 C
653 BONAVENTURE AVE NE #5	677 SOMERSET TER NE UNIT 1 D
653 BONAVENTURE AVE NE #6	677 SOMERSET TER NE UNIT 2 A
653 BONAVENTURE AVE NE #7	677 SOMERSET TER NE UNIT 2 B
653 BONAVENTURE AVE NE #8	677 SOMERSET TER NE UNIT 2 C
653 BONAVENTURE AVE NE #9	677 SOMERSET TER NE UNIT 2 D
662 BONAVENTURE AVE NE	677 SOMERSET TER NE UNIT 3 A
663 BONAVENTURE AVE NE	677 SOMERSET TER NE UNIT 3 B
666 BONAVENTURE AVE NE	677 SOMERSET TER NE UNIT 3 C
667 BONAVENTURE AVE NE	677 SOMERSET TER NE UNIT 3 D
672 BONAVENTURE AVE NE	677 SOMERSET TER NE UNIT 4 A
	677 SOMERSET TER NE UNIT 4 B
630 SOMERSET TER NE	677 SOMERSET TER NE UNIT 4 C
635 SOMERSET TER NE	677 SOMERSET TER NE UNIT 4 D
636 SOMERSET TER NE	677 SOMERSET TER NE UNIT 5 A
639 SOMERSET TER NE	677 SOMERSET TER NE UNIT 5 B
640 SOMERSET TER NE	677 SOMERSET TER NE UNIT 5 C
643 SOMERSET TER NE	677 SOMERSET TER NE UNIT 6 C
644 SOMERSET TER NE	677 SOMERSET TER NE UNIT 6 D
649 SOMERSET TER NE	678 SOMERSET TER NE



ATTACHMENT "A" TO NOMINATION RESOLUTION

Non-contributing structures of the proposed Bonaventure - Somerset Historic District (HD) include:

613 BONAVENTURE AVE NE
620 BONAVENTURE AVE NE
622 BONAVENTURE AVE NE
624 BONAVENTURE AVE NE
626 BONAVENTURE AVE NE
645 BONAVENTURE AVE NE
656 BONAVENTURE AVE NE
658 BONAVENTURE AVE NE
677 BONAVENTURE AVE NE
679 BONAVENTURE AVE NE
681 BONAVENTURE AVE NE
683 BONAVENTURE AVE NE
685 BONAVENTURE AVE NE
687 BONAVENTURE AVE NE
689 BONAVENTURE AVE NE
691 BONAVENTURE AVE NE
790 NORTH AVE NE # 101
790 NORTH AVE NE # 102
790 NORTH AVE NE # 103
790 NORTH AVE NE # 104
790 NORTH AVE NE # 105
790 NORTH AVE NE # 106
790 NORTH AVE NE # 107
790 NORTH AVE NE # 108
790 NORTH AVE NE # 109
790 NORTH AVE NE # 110
790 NORTH AVE NE # 111
790 NORTH AVE NE # 201
790 NORTH AVE NE # 202
790 NORTH AVE NE # 204
790 NORTH AVE NE # 205
790 NORTH AVE NE # 206
790 NORTH AVE NE # 207
790 NORTH AVE NE # 208
790 NORTH AVE NE # 209
626 SOMERSET TER NE # A
626 SOMERSET TER NE # B

ATTACHMENT "A" TO NOMINATION RESOLUTION

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ATTACHMENT "A" TO NOMINATION RESOLUTION

9. POTENTIAL FOR TRANSFER OF DEVELOPMENT RIGHTS AND 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 Bonaventure - Somerset Historic District (HD) would be eligible for the following City economic incentives:

Landmark Historic Property Tax Abatement Program

The owner of an income-producing building, which is listed in the National or Georgia Register of Historic Places and has been designated by the City as a Landmark Building or a contributing building in a Historic or Landmark District, may obtain preferential property tax treatment. The building must be in standard condition. For purposes of tax assessment for City taxes, excluding bonded indebtedness, the fair market value of the building and up to two acres of land surrounding it, is frozen for eight years at the level existing at the time of application and certification. In the ninth year, the fair market value is fixed at one-half the difference between the frozen value and the current fair market value. The application for this tax freeze must be filed with the county tax assessor's office by December 31st of the year before the freeze will go into effect.

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.

10. GENERAL BOUNDARY DESCRIPTION

The Bonaventure - Somerset Historic District (HD) is roughly bounded by North Avenue to the south, Somerset Terrace to the west, Ponce de Leon Avenue to the north, and Bonaventure Avenue to the east. The proposed boundary includes all properties and character-defining site features within the following general description (approximate distances) and as further shown in the general plat map (see Section 12):

Beginning at a point on North Avenue NE, thence northerly approximately 107 ft. along the western right of way of Somerset Terrace NE, thence westerly approximately 217 ft., thence northerly approximately 618 ft., thence easterly approximately 392 ft., thence southerly approximately 39 ft., thence easterly approximately 212 ft., thence northerly 276 ft. along the eastern right of way of Bonaventure Avenue NE, thence easterly approximately 126 ft. along the southern right of way of Ponce De Leon Avenue NE, thence southwesterly approximately 114 ft., thence southerly approximately 128 ft., thence westerly approximately 82 ft., thence southerly approximately 117 ft. along the eastern right of way of Bonaventure Avenue NE, thence easterly approximately 110 ft., thence southeasterly 118 ft., thence easterly

ATTACHMENT "A" TO NOMINATION RESOLUTION

approximately 51 ft., thence southerly approximately 442 ft., thence southeasterly approximately 89 ft., thence westerly approximately 638 ft. to the point of beginning. Area is approximately 13 acres.

11. BOUNDARY JUSTIFICATION

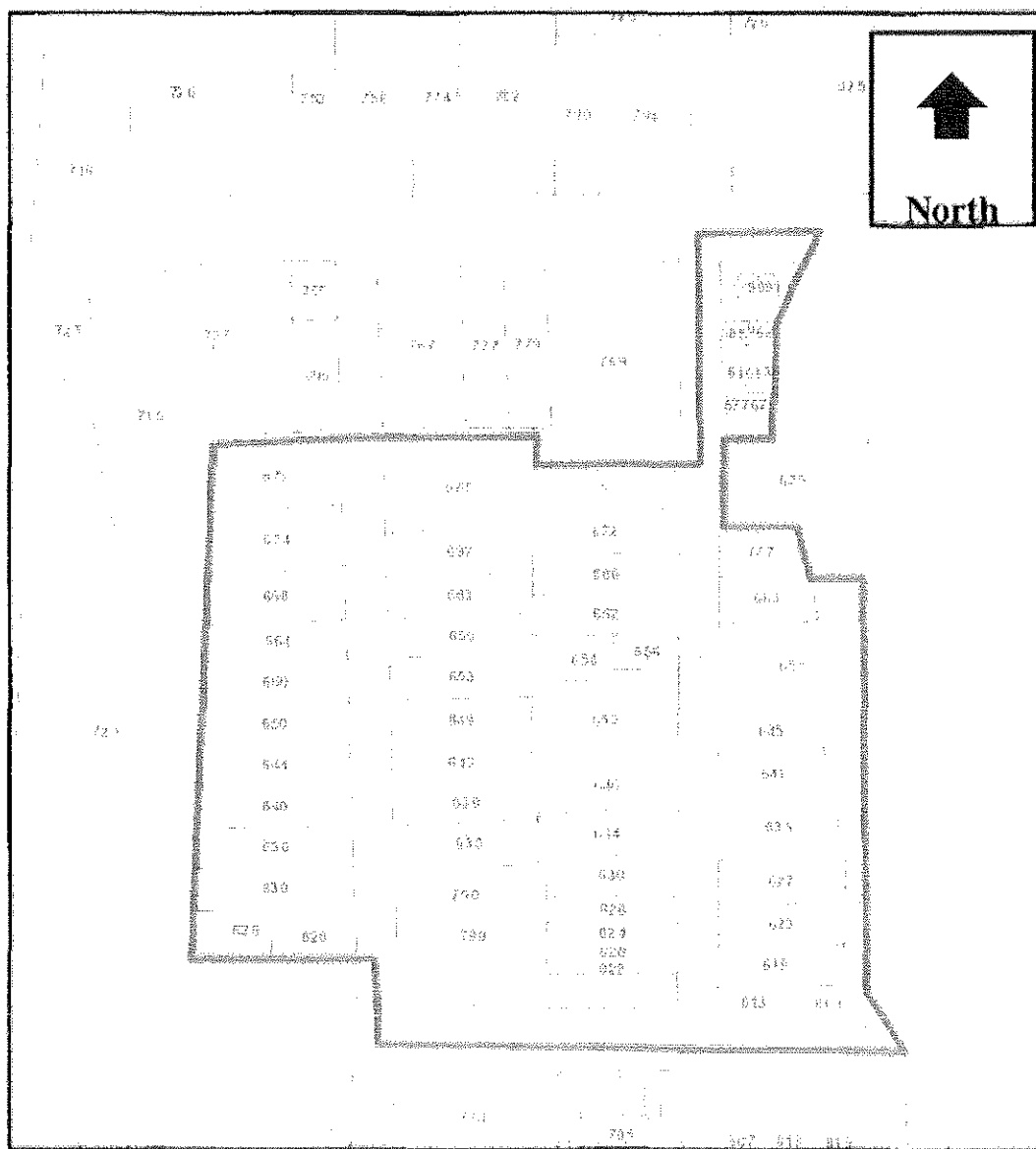
The proposed boundary of the designation is based on the current parcel boundary of the properties, as shown on the "General Plat Map." The boundary includes the Bonaventure - Somerset Historic District (HD) and all other character-defining features of the property.



ATTACHMENT "A" TO NOMINATION RESOLUTION

12. GENERAL PLAT MAP

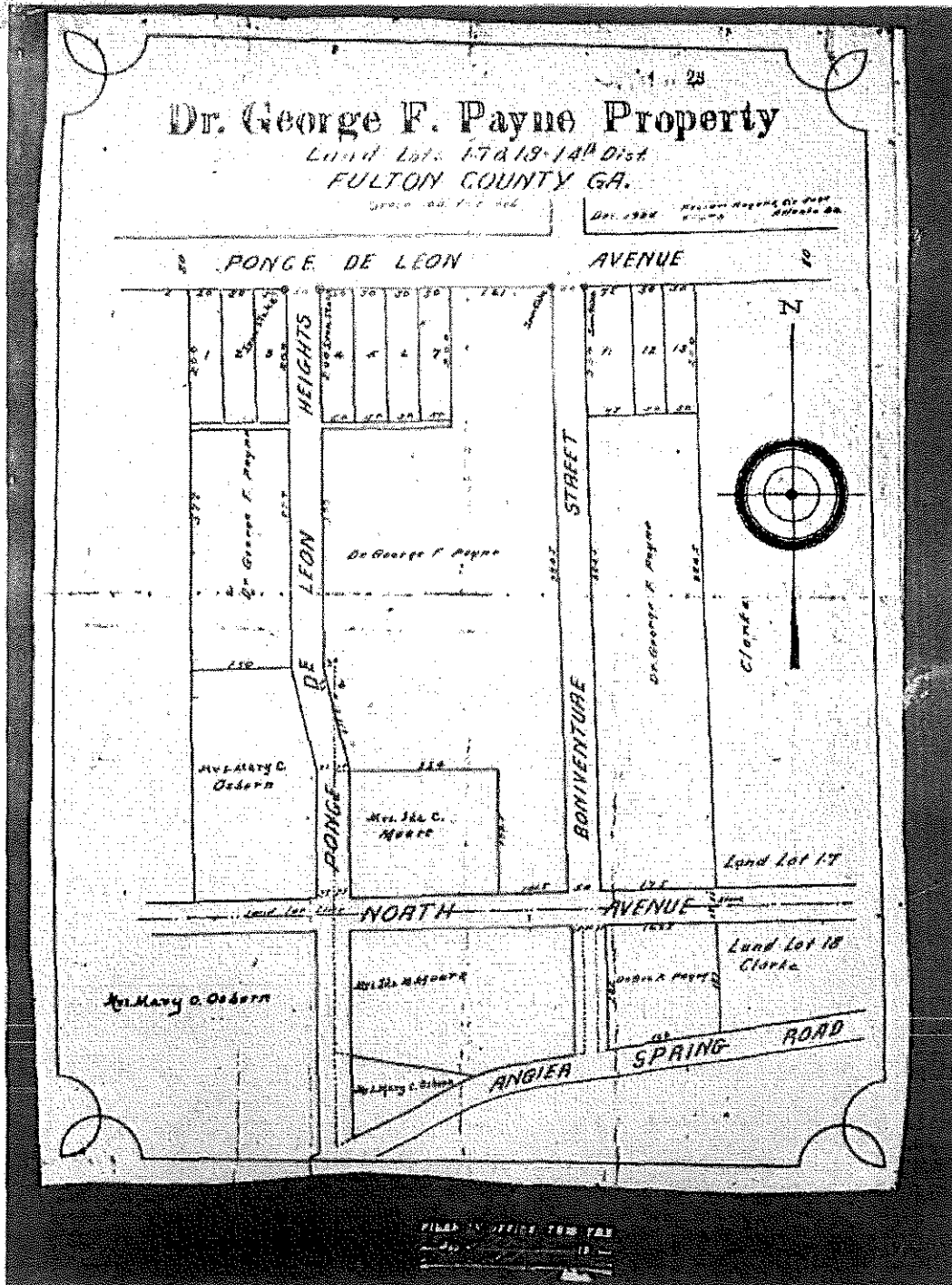
Bonaventure - Somerset Historic District (HD)



ATTACHMENT "A" TO NOMINATION RESOLUTION

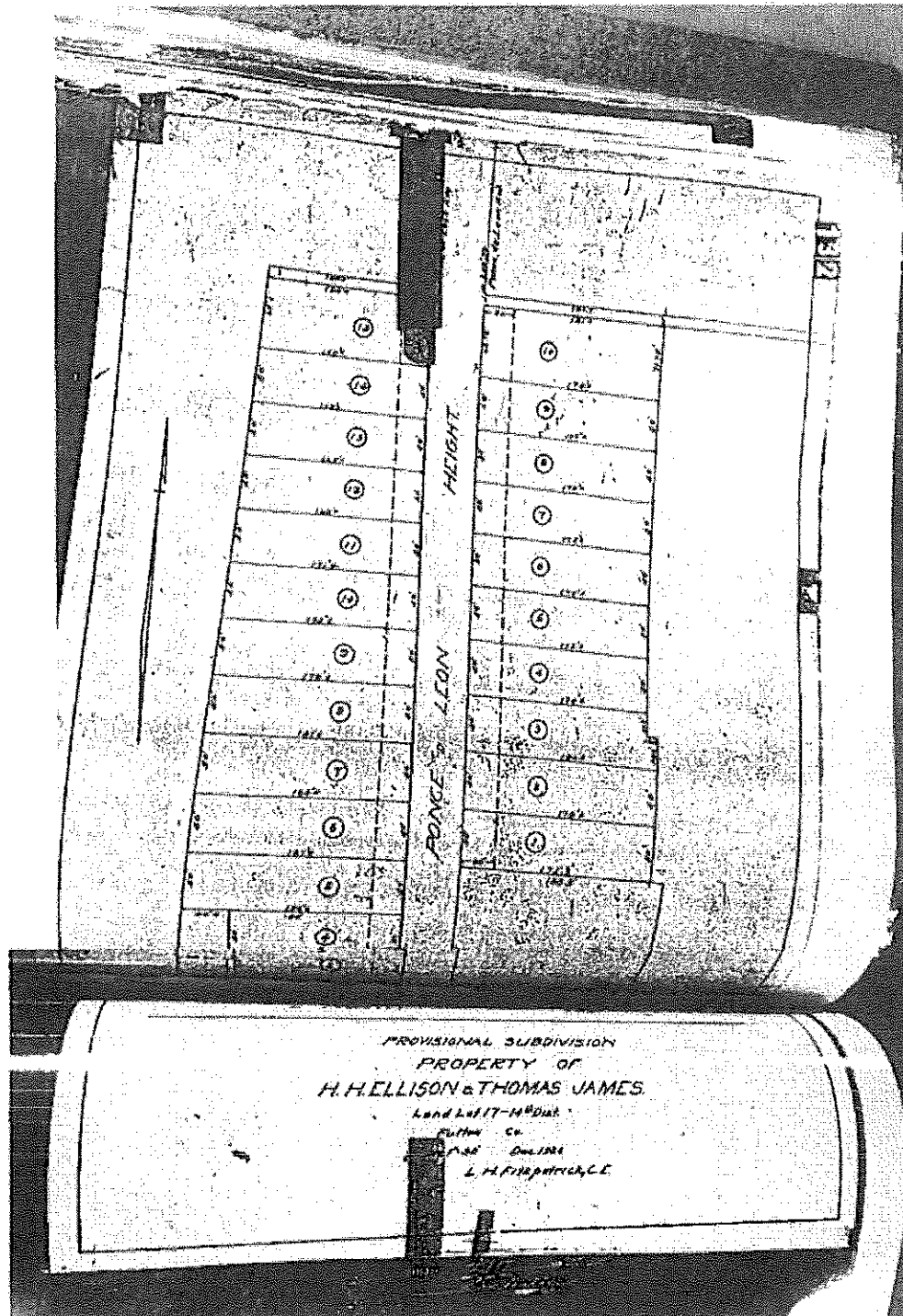
13. HISTORIC MAPPING / DOCUMENTATION

Plat Map of the Property of Dr. George F. Payne, December 1908



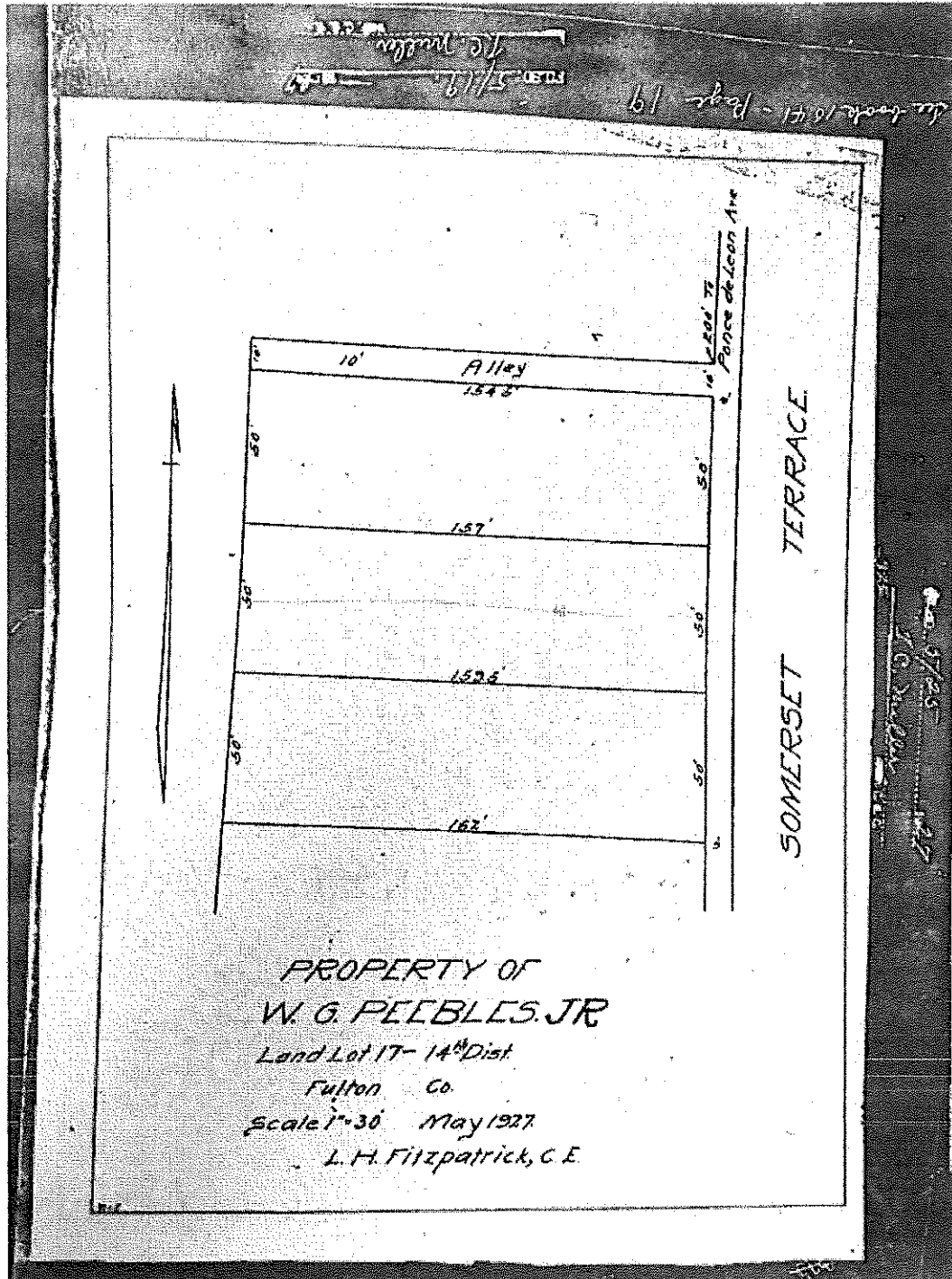
ATTACHMENT "A" TO NOMINATION RESOLUTION

Plat Map of the Property of H.H. Ellison and Thomas James, December 1924



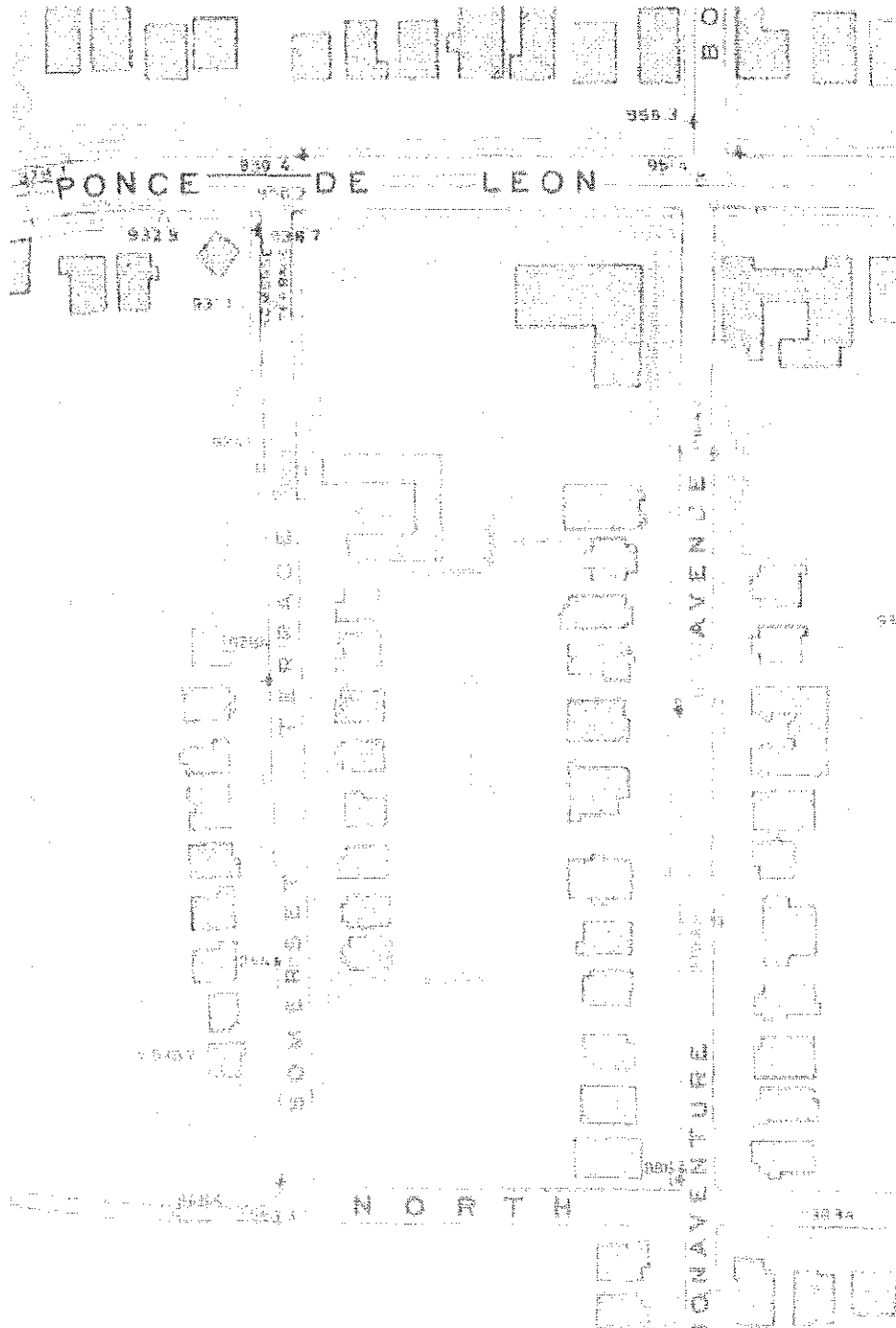
ATTACHMENT "A" TO NOMINATION RESOLUTION

Plat Map of the Property of W.G. Peebles, Jr., May 1927



ATTACHMENT "A" TO NOMINATION RESOLUTION

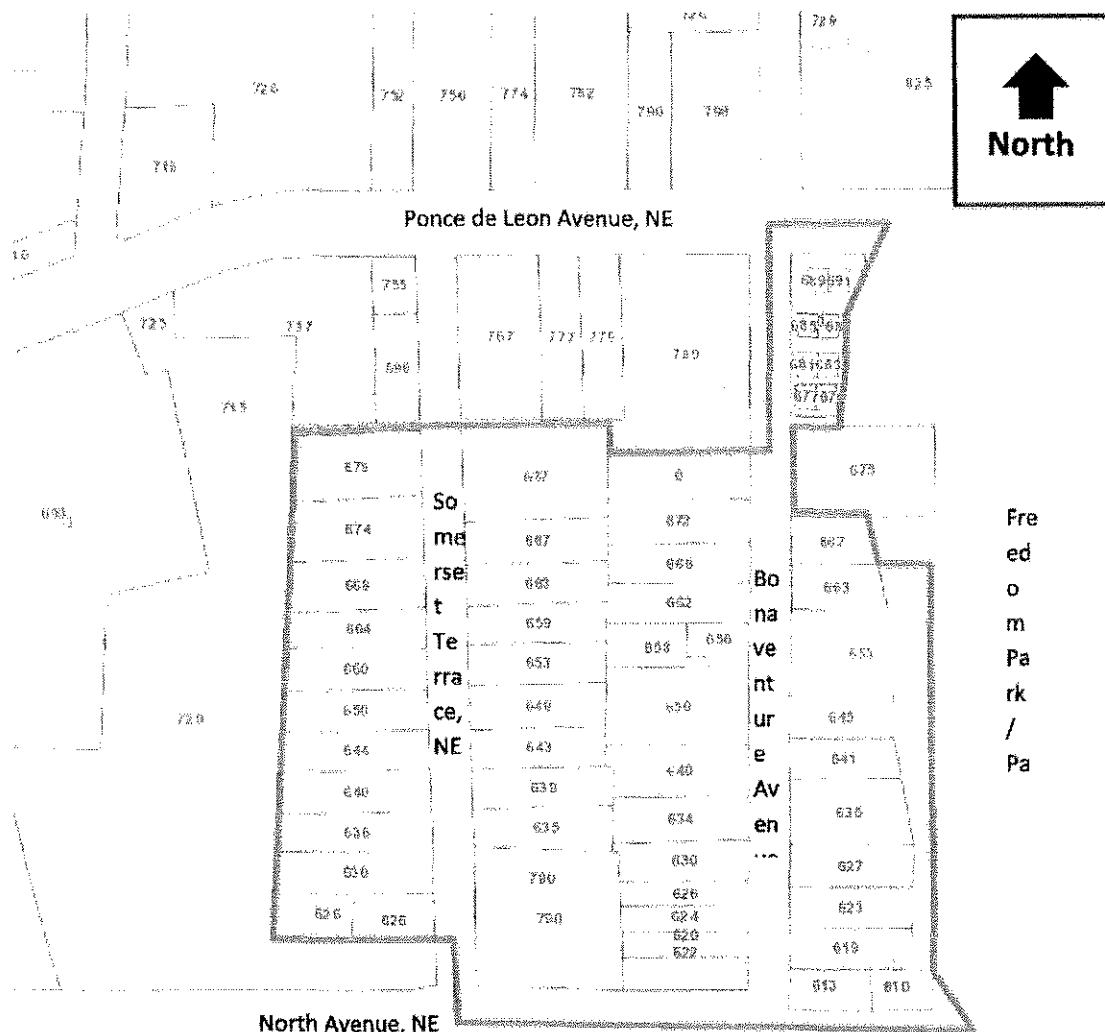
1928 Topographic Map of Atlanta





ATTACHMENT "B" TO NOMINATION RESOLUTION
**General Boundary Description and Plat Map for:
PROPOSED BONAVENTURE / SOMERSET HISTORIC DISTRICT**

Beginning at a point at the middle of the intersection of the right-of-ways of North Avenue NE and Somerset Terrace, NE, thence northerly approximately 107 ft. along the middle of the right-of-way of Somerset Terrace NE, thence westerly approximately 217 ft., thence northerly approximately 618 ft., thence easterly approximately 184 ft. to the middle of the right-of-way of Somerset Terrace, NE, thence easterly 208 ft., thence southerly approximately 39 ft., thence easterly approximately 199 ft. to the middle of the right-of-way of Bonaventure Avenue, NE, thence northerly 280 ft. along the middle of the right-of-way of Bonaventure Avenue NE to the middle of the intersection of the right-of-ways of Bonaventure Avenue, NE and Ponce de Leon Avenue, NE, thence easterly approximately 137 ft. along the middle of the right-of-way of Ponce De Leon Avenue NE, thence southwesterly approximately 114 ft., thence southerly approximately 128 ft., thence westerly approximately 60 ft. to the eastern right-of-way of Bonaventure Avenue, NE, thence southerly approximately 117 ft. along the eastern right-of-way of Bonaventure Avenue NE, thence easterly approximately 96 ft., thence southeasterly 60 ft., thence easterly approximately 68 ft., thence southerly approximately 496 ft., thence southeasterly approximately 94 ft. to the middle of the right-of-way of North Avenue, NE, thence westerly approximately 638 ft. to the point of beginning. Area is approximately 13 acres.





PROPOSED BONAVENTURE-SOMERSET HISTORIC DISTRICT

Proposed Historic District Regulations (Chapter 20U of the City of Atlanta Zoning Ordinance)

Section 16-20U.001. Statement of Intent


The intent of the regulations for the Bonaventure-Somerset Historic District ("the District") is:

1. To preserve the overall architectural history and character of the buildings that were constructed in the District during the 1910-1935 development period, and to ensure that additions, alterations, and renovations to those buildings are consistent with the historic character of the individual structure;
2. To preserve the District's historic development patterns characterized primarily by single-family houses and multifamily buildings;
3. To retain the predominant historic and existing architectural forms and styles of the District, including Bungalow, Duplex, American Small House, American Foursquare, Single Building Apartment, and Garden/Courtyard Apartment forms; and Craftsman, Neoclassical Revival, Colonial Revival, Mediterranean Revival, and Italian Renaissance Revival styles;
4. To preserve the historic and as-built physical site planning patterns of the District, including spatial relationships between buildings, and between buildings and the public street;
5. To prevent the subdivision or aggregation of existing lots in any manner that would disrupt the historic platting pattern, lot sizes, and spatial relationships established during the 1910-1935 development period, or otherwise detract from the identified historic qualities of the District;
6. To encourage neighborhood revitalization and prevention of displacement of residents;
7. To ensure all new construction observes the general setbacks, height, scale and massing of the original and historic development and site planning patterns;
8. To ensure the construction of new principal structures is either compatible with the historic and existing architectural character of the District and is internally consistent to the identified predominant architectural forms and styles; or is of an architectural style that is internally consistent and clearly contemporary in style;
9. To encourage containment of existing commercial areas and discourage encroachment of the commercial areas into the District; and
10. To preserve and enhance the historic and architectural appearance of the District to substantially promote the public health, safety and general welfare.

Section 16-20U.002. Scope of regulations.

The scope of the regulations for the Bonaventure-Somerset Historic District is:

1. The existing City of Atlanta zoning map and all City of Atlanta zoning regulations that apply to properties within the Bonaventure-Somerset Historic District shall remain in effect. The Bonaventure-Somerset Historic District zoning regulations (Chapter 20U of the City of Atlanta Zoning Ordinance) shall be overlaid upon and be in addition to the existing City of Atlanta zoning regulations. Whenever the Bonaventure-Somerset Historic District zoning regulations are different from the existing zoning regulations already in effect, the Bonaventure-Somerset Historic District zoning regulations (Chapter 20U) shall apply.

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2. The Bonaventure-Somerset Historic District zoning regulations (Chapter 20U) are composed of general regulations that apply to the entire Bonaventure-Somerset Historic District within the stated boundaries.
 3. Except where it is otherwise explicitly provided, the provisions of Chapter 20 of the City of Atlanta Zoning Ordinance shall apply to Bonaventure-Somerset Historic District (Chapter 20U). Whenever the Bonaventure-Somerset Historic District zoning regulations (Chapter 20U) conflict with Chapter 20 of the City of Atlanta Zoning Ordinance, the Bonaventure-Somerset Historic District zoning regulations (Chapter 20U) shall apply.
 4. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations that apply to properties within the Bonaventure-Somerset Historic District (Chapter 20U) shall remain in effect. Whenever other governmentally adopted regulations conflict with the Bonaventure-Somerset Historic District zoning regulations (Chapter 20U), the interpretation provision in Section 16-20.011 of the City of Atlanta Zoning Ordinance shall govern.

Section 16-20U.003. Boundaries.

The boundaries of the Bonaventure-Somerset Historic District constitute an overlay Historic District (HD) zoning district, which shall be as shown on the official City of Atlanta zoning map adopted herewith entitled "Bonaventure-Somerset Historic District."

Section 16-20U.004. Definitions.

The following definitions shall apply to the Bonaventure-Somerset Historic District only. If a term is not defined below, then the definitions in Chapter 20 and 29 of the City of Atlanta Zoning Ordinance shall govern:

1. *Additions*: Additions are any change to an existing structure where additional square footage is added to the structure by expanding the exterior envelope of the structure.
2. *Alterations*: Alterations are any change to an existing structure that does not add additional square footage to the existing heated space and does not move exterior walls. Examples of alterations include, but are not limited to, window replacement, siding replacement, front porch railing/column replacement, etc.
3. *Block*: Both sides of the street where the property is located between the two closest intersections.
4. *Block Face*: The same side of the street where the property is located between the two closest intersections.
5. *Certificates of Appropriateness*: City of Atlanta applications used to review design, development and construction activities on properties or districts designated as Historic and Landmark by the City of Atlanta.
6. *Demolition*: Demolitions are the complete removal of a structure or the removal of more than 50% of a structure. *Partial Demolition*: Partial demolition are the removal or destruction of up to 50% of an existing structure.
7. *District right-of-way*: The following streets shall be considered District right-of-way: Bonaventure Avenue, Somerset Terrace, Ponce De Leon Avenue, and North Avenue.
8. *Historic/Contributing Building*: A building, also known as a contributing structure, that reinforces the visual integrity or historic interpretability of the Bonaventure-Somerset Historic District.

ATTACHMENT "C" TO REZONING LEGISLATION

9. *Non-Historic/Non-contributing Building*: A building, also known as a non-contributing structure, that does not reinforce the visual integrity or historic interpretability of the Bonaventure-Somerset Historic District.
10. *Original*: Part of the building or structure since its initial construction.

Section 16-20U.005. Organization.

The overlay zoning regulations for the Bonaventure-Somerset Historic District consist of seven (7) sections:

1. Section .006: General Regulations and Design Review Procedures that apply to all properties located within this District.
2. Section .007: Specific regulations that apply to Historic/Contributing Buildings.
3. Section .008: Specific regulations that apply to Non-Historic/Non-contributing Buildings.
4. Section .009: Specific regulations that apply to New Principal Structures.
5. Section .010: Specific regulations that apply to Multifamily Buildings.
6. Section .011: Specific regulations that apply to Accessory Structures and Uses.
7. Section .012: Specific regulations that apply to Site Features.

Section 16-20U.006. General Regulations and Design Review Procedures.

The following general regulations and design review procedures shall apply to all properties in the District.

1. *Certificates of appropriateness*. City of Atlanta applications used to review design, development and construction activities on properties or districts designated as Historic and Landmark by the City of Atlanta.
 - a. *Type I certificates of appropriateness* for ordinary repairs and maintenance shall not be required in this District. A certificate of appropriateness shall not be required if a building permit is not required for such work within this District. Painting or repainting of any structure or portion thereof does not require a certificate of appropriateness, but must comply with Section 16.20U.007(1)(f) about painting unpainted historic masonry surfaces.
 - b. *Type II certificates of appropriateness* shall be required from the Director of the Urban Design Commission ("Director") for the following activities:
 - i. All exterior alterations to existing structures where visible from a District right-of-way;
 - ii. Dormer additions and gable additions which are no higher than the ridgeline of the principal structure and at least maintain the setbacks of the principal structure;
 - iii. Roof plane extensions and that least maintain the side yard setbacks of the principal structure;
 - iv. Rear additions which are no higher than the ridgeline of the principal structure and at least maintain the side yard setbacks of the principal structure;
 - v. New accessory structures;
 - vi. Fences, walls, and retaining walls in front yards or yards adjacent to a District right-of-way;
 - vii. Decks, walkways, driveways, and other paving; and

viii. Replats, subdivisions, and consolidations.

If the proposed activity meets the applicable District regulations, the director of the Commission shall issue a Type II certificate within 14 days of the application. If the proposed activity does not meet the applicable District regulations, the director of the Commission shall deny the application with notice to the applicant within 14 days of the application. Appeals from a decision of the director of the Commission about a Type II certificate of appropriateness by any aggrieved person shall be processed as prescribed in the appeals portion of Section 20.008(a) of the City of Atlanta Zoning Ordinance.

- c. *Type III certificates of appropriateness* shall be required from the Urban Design Commission ("Commission") for the following activities:
 - i. All new principal structures;
 - ii. Additions to the side of a principal structure, second story additions, and all other additions not referenced in Sec. 16-20U.006(1)(b) of the District regulations;
 - iii. All additions or alterations to multifamily buildings, with the exception of ordinary repair and maintenance.
 - iv. Revisions to previously approved plans that result in an increase in the floor area ratio, lot coverage, or height; or an expansion of the building footprint, not including additions referenced in Section 16-20U.006(1)(b) of the District regulations; and
 - v. Variances and special exceptions.
 - d. *Type IV certificates of appropriateness* shall be required for demolition or moving of any historic/contributing principal building. A partial demolition of a historic/contributing principal building shall require a Type IV certificate of appropriateness only when the partial demolition will result in the loss of significant architectural features that destroys the building's historic interpretability or importance to the District.
2. *Variances and Special Exceptions.* Variances and special exceptions from the Bonaventure-Somerset Historic District regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances or special exceptions from the provisions of the District when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances and special exceptions shall be as specified in Chapter 26 of the City of Atlanta Zoning Ordinance.
- a. *Zoning Variances Granted Prior to Enactment of the Bonaventure-Somerset Historic District (Chapter 20U).* Any owner of property who obtained, on or after January 1, 1982, and prior to the effective date of the Bonaventure-Somerset Historic District (Chapter 20U), a variance from the City of Atlanta Board of Zoning Adjustment to construct all, or a portion, of a project in the District, shall be entitled to construct said project according to the plans presented in that application.
3. *Financial Hardship Exemptions.*
- a. These regulations set forth a minimum standard of architectural compatibility with the rest of the District. However, in order to balance other equally important objectives of neighborhood revitalization and prevention of displacement of residents, the Commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner.

ATTACHMENT "C" TO REZONING LEGISLATION

- b. The burden of proving economic hardship by a preponderance of the evidence shall be on the applicant.
 - c. The Commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:
 - i. The present income of the property owner(s) and those occupying the property;
 - ii. The age of the property owner;
 - iii. The length of time the property owner has resided in the neighborhood or in the residence for which the exemption is sought;
 - iv. The availability of other sources of funds that are appropriate to the circumstances of the applicant, including loans, grants, and tax abatements;
 - v. The costs associated with adherence to these regulations;
 - vi. The degree of existing architectural significance and integrity of the structure; and
 - vii. The purpose and intent of this Chapter.
 - d. The Commission shall consider these factors. If it finds that the applicant's economic hardship outweighs the need for strict adherence to these regulations it shall grant an exemption, in whole or in part, as appropriate.
4. *Subdivisions, Consolidations, and Replatting of Lots.* The platting pattern of the Bonaventure-Somerset Historic District is an integral part of the historic character of the District. No subdivision, consolidation, or replat shall be approved by the City of Atlanta unless it can be shown through archival documentation or maps that the proposal is substantially consistent with the original platting pattern of the District. In addition to the regulations of the City of Atlanta Subdivision and Zoning Ordinances, including but not limited to Sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions, consolidations and replats of lots shall conform to the original platting pattern in the District with regard to the area of the lot, dimensions, and configurations, except contributing multifamily properties may be consolidated with other immediately adjacent contributing multifamily properties.
5. *The Compatibility Rule.* To permit flexibility and to ensure alterations to existing structures and the design of new structures are sensitive to and sympathetic toward the existing character of the District, some regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match the predominant original or historic elements of the historic/contributing buildings of like use on the same block. If there is not a predominant original or historic element on the same block, the element in question shall be consistent with the architectural style of the structure. Where quantifiable, the element in question (i.e., building height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the historic/contributing buildings of like use on the same block." Those elements that the compatibility rule applies to are specified in the District regulations by reference to "compatibility rule."
6. *Rebuilding of Structures and Features.* After a partial or complete destruction of an entire structure or any portions of a structure due to fire, tree fall damage, or other un-intentional causes, for the purposes of zoning compliance, the previously existing structure or portion of structure may be rebuilt to its previously existing exterior condition in all respects, including but not limited to height, setbacks, location, lot coverage, building components, architectural elements, and general design. If the structure or portions of a structure are not rebuilt to their previously existing exterior condition, all aspects of the new structure or new portions of

an existing structure shall meet the Bonaventure-Somerset Historic District regulations and all applicable City of Atlanta Zoning regulations.

7. *Height Calculation:* The height of any structure shall be measured on the front facade from the average point of grade on the front façade to the highest point of the roof or façade, whichever is higher.

Section 16-20U.007. Alterations and Additions to Existing Historic/Contributing Buildings.

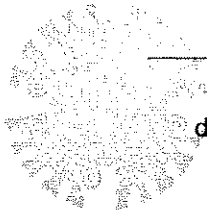
The following regulations shall apply to alterations and additions to existing Historic/Contributing buildings.

1. *Alterations:*

- a. Windows and doors:
 - i. Replacement windows and doors shall match the size, light pattern, and function of the original historic windows or doors. If the original or historic windows and doors are not present or the design is not known, replacement windows and doors shall be a design consistent with the architectural style and age of the building.
 - ii. All replacement windows with light divisions shall have true divided lights or simulated divided lights. Exterior light divisions must be permanently affixed to the exterior of the glass.
 - iii. If replacement of two or fewer non-historic windows is required due to a material defect or unintentional damage, that existing non-historic window(s) may be also replaced with window(s) that match the existing non-historic window(s) in all characteristics.
 - iv. The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
 - v. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 - vi. New or replacement doors shall be wood panel or fixed glass in a wood panel, subject to the compatibility rule and shall be consistent with the architectural style of the building.
 - vii. Skylights are permitted on roof slopes not visible from a District right-of-way whenever possible. Protruding bubble skylights are not permitted.
- b. Siding and façade materials: Replacement siding and façade materials shall be compatible with the original or historic materials. If the original or historic siding and façade materials are not present, the replacement siding and façade materials shall be consistent with the existing architectural style of the building or what was removed.
- c. Ornamentation: Installation of architectural ornaments, such as brackets, decorative trim, corner boards, bottom boards, fascia boards, porch railing, columns, steps, doors, half-timbering, and attic vents, where none previously existed shall be permitted and shall meet the compatibility rule.
- d. Original or historic architectural elements, including chimneys, shall be retained.
- e. Original or historic awnings or canopies shall be retained, and new awnings or canopies may be installed if they are consistent with the architectural style of the building.

ATTACHMENT "C" TO REZONING LEGISLATION

- f. Painting of unpainted masonry surfaces: The painting of unpainted masonry surfaces shall be permitted via the use of a paint product specified for use on exterior masonry surfaces. The color of the paint used shall not be regulated. Except for allowed painting, original or historic masonry surfaces shall not be covered or coated in any other way.
 - g. Original or Historic Front or Side Porches: Existing porches shall be retained and may be enclosed with screen wire or glass provided that the original or historic features of the porch, including balustrades, rails, headers, and columns, are retained and not obscured by the enclosure material.
 - h. Non-Original or Non-Historic Front or Side Porches: Porches may be repaired, replaced, or otherwise maintained to retain their previously existing appearance and components.
 - i. Side porches: Shall be permitted and shall be consistent with the architectural style of the building with setbacks that meet the compatibility rule.
 - j. Decks: Shall be permitted on the rear façade of the principal building and shall not project past the side facades of the principal structure.
 - k. All other alterations shall be consistent with the architectural style of the building and shall meet the compatibility rule.
2. *Dormer and gable additions:*
- a. Where visible from a District right-of-way, shall be consistent with the architectural style of the building;
 - b. Where visible from a District right-of-way, roof form, windows, doors, and architectural elements, and ornamentation shall be consistent with the architectural style of the building;
 - c. The existing eave lines of the building shall be retained;
 - d. As measured at the dormer or gable addition, the resulting overall height of the building shall meet the compatibility rule on Bonaventure Avenue and shall not exceed 30 feet on Somerset Terrace; and
 - e. Side yard and rear yard setbacks shall be no closer than the respective setbacks of the existing building.
3. *Rear additions:*
- a. Shall be no higher than the existing ridgeline;
 - b. Side yard setbacks shall be no closer than the respective setback of the existing building;
 - c. Rear yard setbacks shall match the underlying zoning; and
 - d. If visible from a District right-of-way, building materials, architectural elements, and ornamentation shall be internally consistent with the architectural style of the addition.
4. *Roof plane extensions:*
- a. On properties with a side gabled principal roof, the front roof plane may be extended if the existing roof form and pitch is maintained;
 - b. Where visible from a District right-of-way, windows, doors, and architectural elements, and ornamentation shall be consistent with the architectural style of the building;
 - c. The existing eave lines of the building shall be retained;



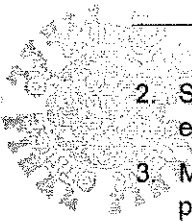
ATTACHMENT "C" TO REZONING LEGISLATION

- d. As measured at the roof plane extension, the resulting overall height of the building shall meet the compatibility rule on Bonaventure Avenue and shall not exceed 30 feet on Somerset Terrace; and
 - e. Side yard and rear yard setbacks shall be no closer than the respective setbacks of the existing building.
5. *Second story additions:*
- a. Shall be secondary in design to the existing building;
 - b. Shall be set back a minimum of 1/4 the depth of the building measured from the front-most wall of the building (excluding any front porch, open or enclosed), or 10 feet measured from the front-most wall of the building (excluding any front porch, open or enclosed), whichever is less.
 - c. Shall contain a plate height (distance from subfloor to the top of the framed wall) that does not exceed the plate height of the story beneath the proposed addition;
 - d. Where visible from a District right-of-way, windows, doors, architectural elements, and ornamentation shall be consistent with the architectural style of the building;
 - e. The existing eave lines of the building shall be retained;
 - f. The roof form and pitch shall match the form of both the principal roof and any secondary gables on the front façade;
 - g. Side yard and rear yard setbacks shall be no closer than the respective setbacks of the existing building; and
 - h. As measured at the second story addition, the resulting overall height of the building shall meet the compatibility rule on Bonaventure Avenue and shall not exceed 30 feet on Somerset Terrace.

Section 16-20U.008. Alterations and Additions to Existing Non-Historic/Non-Contributing Buildings.

The following regulations shall apply to alterations and additions to existing Non-Historic/Non-Contributing buildings.

- 1. Alterations and additions shall comply with ONE (1) of the following options:
 - a. Alterations and additions shall be consistent with the architectural style of the existing building, and additions shall not be wider or taller than the existing building; OR
 - b. Alterations and additions shall increase the compatibility of the building with the District by incorporating a single architectural style exhibited by the original or historic features of historic/contributing buildings on the block face and the resulting maximum height shall meet the compatibility rule; OR
 - c. Alterations and additions shall comply with the requirements of Section 16-20U.009(3) *Contemporary Architectural Forms and Styles* in the Bonaventure-Somerset Historic District regulations and the resulting maximum height shall meet the compatibility rule; OR
 - d. Second story additions shall comply with the requirements of Section 16-20U.007(5) *Second Story Additions* in the Bonaventure-Somerset Historic District regulations and the resulting maximum height shall meet the compatibility rule.

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2. Side yard and rear yard setbacks shall be no closer than the respective setbacks of the existing building.
 3. Maximum lot coverage shall not exceed 55 percent of total lot area, but shall not include pervious portions of decks, pervious paving materials, or pervious pavers.

Section 16-20U.009. Construction of New Principal Structures.

The construction of new principal structures shall meet all of the *General Design Regulations* in Section 16-20U.009(1) and EITHER the regulations for *Original and Historic Architectural Forms and Styles* in Section 16-20U.009(2) OR for *Contemporary Architectural Form and Styles* in Section 16-20U.009(3), but not a combination of both.

1. *General Design Regulations:*
 - a. Front yard setbacks: Shall meet the compatibility rule.
 - b. Side yards setbacks: Shall meet the compatibility rule or shall conform to the underlying zoning regulations.
 - c. Rear yard setbacks: Shall be a minimum of seven (7) feet or shall conform to the underlying zoning regulations.
 - d. Building Height: Shall meet the compatibility rule.
 - e. Maximum lot coverage: Lot coverage shall not exceed 55 percent of total lot area, but shall not include pervious portions of decks, pervious paving materials, or pervious pavers.
 - f. Maximum Floor Area Ratio: Shall be 50 percent of the net lot area.
 - g. Shall have a front door facing the street, subject to the compatibility rule.
 - h. The maximum height of the first floor above the surrounding grade shall meet the compatibility rule.
2. *Original and Historic Architectural Forms and Styles:* The following regulations shall apply to those facades which are visible from a District right-of-way:
 - a. Building facades:
 - i. Shall be an architectural style of a historic-contributing building of like use on the block face.
 - ii. Shall have a front porch facing and parallel to the street.
 - b. Building materials, architectural elements, and ornamentation shall meet the compatibility rule and shall be internally consistent with the architectural style.
 - c. Windows and doors:
 - i. The ratio of window and door opening area to wall area shall meet the compatibility rule and shall be internally consistent with the architectural style.
 - ii. The scale, size, proportion, and location of all window and doors openings shall meet the compatibility rule and shall be internally consistent with the architectural style.
 - d. Siding and Façade Sheathing:
 - i. Shall meet the compatibility rule and shall be internally consistent with the architectural style. Brick, brick veneer, true stucco, wood or smooth faced

cementitious shingles, or horizontal wood or smooth faced cementitious lap siding are permissible building materials for the facades.

e. Foundation:

- i. Slab on grade, raised slab, or turn-down slab foundations are not permitted.
- ii. Foundation material shall meet the compatibility rule and shall be internally consistent with the architectural style.

f. Roofs and roof materials:

- i. Form and pitch, as well as ridge, overhang, and soffit construction shall meet the compatibility rule and shall be internally consistent with the architectural style.
- ii. Clay tile, slate, composition asphalt shingles, fiberglass shingles, and metal shingles are permissible roofing materials.
- iii. Membrane or cold-rolled roofing is permitted only on roofs not visible from a District right-of-way. Corrugated roofing materials are not permitted.

g. Chimneys:

- i. When any portion of a chimney is a façade element, the chimney shall originate at grade.
- ii. Exterior portions of chimneys shall be faced with brick, brick veneer, or true stucco. Siding on chimneys is not permitted.

h. Porches:

- i. Porches shall be required. The dimensions, location, and shape shall meet the compatibility rule and shall be internally consistent with the architectural style.
- ii. Required porches shall contain balustrades, columns, and other features shall meet the compatibility rule and shall be internally consistent with the architectural style. The height of the top rail shall be no higher than the bottom sill of the front façade windows. Additional height needed to meet building codes shall be attained by using a simple railing extension.

i. Shutters:

- i. Shutters may be used if they are internally consistent with the architectural style. Shutters shall be operable, or appear operable, and shall fit the size of the window.

j. Decks and Balconies:

- i. Decks shall be permitted at the rear of the principal structure and shall not project past the side façade of the principal structure. Decks shall be permitted at any level.
- ii. Balconies shall be permitted on any façade if it is internally consistent with the architectural style.

3. *Contemporary Architectural Forms and Styles:* The following regulations shall apply to those facades which are visible from a District right-of-way:

a. Building materials, architectural elements, and ornamentation shall be internally consistent with the architectural style.


b. Windows and doors:

- i. The ratio of window and door opening area to wall area shall be internally consistent with the architectural style.

- ii. The scale, size, proportion, and location of all window and doors openings shall be internally consistent with the architectural style.
- c. Siding and Façade Sheathing: Shall be internally consistent with the architectural style. Brick, brick veneer, stone, true stucco, wood or smooth faced cementitious shingles, wood or smooth faced cementitious lap siding, or smooth faced cementitious panels are permissible building materials for façades.
- d. Foundation materials: Shall be internally consistent with the architectural style.
- e. Roofs and roof materials:
 - i. Form and pitch, as well as ridge, overhang, and soffit construction shall be internally consistent with the architectural style.
 - ii. Clay tile, slate, composition asphalt shingles, fiberglass shingles, metal shingles, and metal panels are permissible roofing materials. Membrane or cold-rolled roofing is permitted only on roofs not visible from a District right-of-way. Corrugated roofing materials are not permitted.
- f. Chimneys:
 - i. When any portion of a chimney is a façade element, the chimney shall originate at grade.
 - ii. Exterior portions of chimneys shall be faced with brick, brick veneer, or true stucco. Siding on chimneys is not permitted.
- g. Shutters shall not be permitted.
- h. Decks and Balconies:
 - i. Decks shall be permitted at the rear of the principal structure and at any level.
 - ii. Balconies shall be permitted on any façade if it is internally consistent with the architectural style.

Section 16-20U.010 Alterations and Additions to Multifamily Buildings and Construction of New Multifamily Buildings.

1. For the purposes of the Bonaventure-Somerset Historic District regulations, multifamily buildings are defined as those buildings containing eight (8) or more living units.
2. *Alterations to historic/contributing multifamily buildings* shall follow the Bonaventure-Somerset Historic District regulations for historic/contributing buildings found in Section 16-20U.007(1).
3. *Additions to historic/contributing multifamily buildings* shall:
 - a. Be consistent with the architectural style of the existing building OR shall comply with the requirements of Section 16-20U.009(3) in the Bonaventure-Somerset Historic District regulations.
 - b. Be to the side or rear of the existing building.
 - c. Not exceed 35 feet in height.
 - d. Be set back a minimum of 1/3 the depth of the structure measured from the front-most wall of the structure (excluding any front porch), or 15 feet measured from the front-most wall of the structure (excluding any front porch), whichever is greater.
 - e. Rear and side yard setbacks shall be a minimum of seven (7) feet.

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- f. Maximum lot coverage: The resulting lot coverage shall not exceed 55 percent of total lot area, but shall not include pervious portions of decks, pervious paving materials or pavers.
 - 4. *Alterations and additions to non-historic/non-contributing multifamily buildings* shall follow the Bonaventure-Somerset Historic District regulations for non-historic/non-contributing buildings found in Section 16-20U.008.
 - 5. *New multifamily buildings* shall follow the Bonaventure-Somerset Historic District regulations for new principal structures found in Section 16-20U.009, except as follows:
 - a. Building height shall not exceed a maximum of 35 feet, except for properties with frontage along Ponce de Leon Avenue, for which the maximum height shall be 60 ft.
 - b. Side and rear yard setbacks shall be a minimum of seven (7) feet.
 - c. Front porches shall not be required.

Section 16-20U.011 Accessory Uses and Structures.

These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses, structures, and buildings. These include but are not limited to the following, subject to limitations and regulations in the Bonaventure-Somerset Historic District or elsewhere in the City of Atlanta Zoning Ordinance:

- 1. *Accessory Dwelling Unit (ADUs):* Where an accessory building is used as a detached single-family dwelling (also known as an ADU), the following limits shall apply:
 - a. The ADU shall not exceed 1,200 square feet or 50 percent of the area of the principal building, whichever is less.
 - b. For the purposes of Sec.16-20U.011(6)(e) below, which limits the total allowable area of the accessory building to 40 percent of the principal building, the square footage of the accessory dwelling unit shall not be included when calculating the total area of the accessory building.
- 2. *Greenhouses, garden sheds, private garages, and similar structures.*
- 3. *Swimming pools, tennis courts, and similar active recreation facilities subject to the following limitations:*
 - a. Such active recreation facilities in any yard, required or other, adjacent to a street shall require a special exception from the Urban Design Commission, which special exception shall be granted only upon finding that:
 - (1) The location will not be objectionable to occupants of neighboring property, or the neighborhood in general, by reason of noise, lights, or concentrations of persons or vehicular traffic, and
 - (2) The area for such activity could not reasonably be located elsewhere on the lot.
 - b. The urban design commission may condition any special exception for such facilities based on concerns regarding fencing, screening or other buffering, existence and/or location of lighting, hours of use, and such other matters as are reasonably required to ameliorate any potential negative impacts of the proposed facility on adjoining property owners.
- 4. *Home occupations*, subject to limitation set forth in section 16-29.001(17) of the City of Atlanta Zoning Ordinance.

5. *Structures necessary for active construction projects.*
6. *Devices for the generation of energy, such as solar panels, wind generators and similar devices, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, but not located in or to the front of the principal structure.*
7. *All permitted accessory uses and structures shall comply with the following:*
 - a. Except in the case of home occupation, no accessory use shall be of a commercial nature.
 - b. Shall be not constructed until construction of the principal structure has actually begun and shall not be used or occupied until the principal structure is completed and in use.
 - c. Shall not cover more than 25 percent of the rear yard.
 - d. Shall be placed behind the principal structure; side and rear setbacks shall not be less than three (3) feet. Accessory dwelling units shall also not be any closer to the principal structure than any existing adjacent accessory dwelling unit if one exists.
 - e. Shall not contain a total floor area greater than 40 percent of the floor area of the principal structure.
 - f. Shall not exceed 20 feet in height, except structures with accessory dwelling units shall not exceed 25 feet in height.
 - g. Maximum Lot Coverage: The resulting lot coverage shall not exceed 55 percent of total lot area, but shall not include pervious portions of decks, pervious paving materials or pavers.
 - h. Except as noted in Section 16-20U.011 in the District regulations, accessory structures shall not be subject to architectural design requirements of the Bonaventure-Somerset Historic District.

Section 16-20U.012 Site Features

1. *Off-street parking and driveways:*
 - a. Off-street parking pad(s) shall not be permitted in any front yard or any yard adjacent to a District right-of-way.
 - b. The driveway shall extend at least 20 feet beyond the front façade of the principal structure/building and shall not exceed a width of 10 feet in the front yard or any yard adjacent to a District right-of-way, exclusive of the curb flare.
 - c. Use of shared driveways is permitted.
 - d. When garages are added to the principal structure, no garage entrance(s) or doors shall face a District right-of-way.
 - e. The material of the portions of driveways in the front yard shall meet the compatibility rule.
 - f. Gravel shall not be permitted as a driveway or parking paving material in the front yard or any yard adjacent to a District right-of-way and shall not be visible from any District right-of-way.
2. *Public sidewalks, Walkways, and Topography:*
 - a. Existing public sidewalks and planting strips shall be retained.

ATTACHMENT "D" TO REZONING LEGISLATION

Street Number	Street Name	Contributing Status
613	BONAVENTURE AVE NE	no
619	BONAVENTURE AVE NE	yes
620	BONAVENTURE AVE NE	no
622	BONAVENTURE AVE NE	no
623	BONAVENTURE AVE NE	yes
624	BONAVENTURE AVE NE	no
626	BONAVENTURE AVE NE	no
627	BONAVENTURE AVE NE	yes
630	BONAVENTURE AVE NE	yes
634	BONAVENTURE AVE NE	yes
635	BONAVENTURE AVE NE	yes
640	BONAVENTURE AVE NE	yes
641	BONAVENTURE AVE NE	yes
645	BONAVENTURE AVE NE	no
650	BONAVENTURE AVE NE	yes
653	BONAVENTURE AVE NE	yes
653	BONAVENTURE AVE NE	yes
653	BONAVENTURE AVE NE #1	yes
653	BONAVENTURE AVE NE #2	yes
653	BONAVENTURE AVE NE #3	yes
653	BONAVENTURE AVE NE #4	yes
653	BONAVENTURE AVE NE #5	yes
653	BONAVENTURE AVE NE #6	yes
653	BONAVENTURE AVE NE #7	yes
653	BONAVENTURE AVE NE #8	yes
653	BONAVENTURE AVE NE #9	yes
656	BONAVENTURE AVE NE	no
658	BONAVENTURE AVE NE	no
662	BONAVENTURE AVE NE	yes
663	BONAVENTURE AVE NE	yes
666	BONAVENTURE AVE NE	yes
667	BONAVENTURE AVE NE	yes
672	BONAVENTURE AVE NE	no
677	BONAVENTURE AVE NE	no
679	BONAVENTURE AVE NE	no
681	BONAVENTURE AVE NE	no
683	BONAVENTURE AVE NE	no
685	BONAVENTURE AVE NE	no
687	BONAVENTURE AVE NE	no
689	BONAVENTURE AVE NE	no
691	BONAVENTURE AVE NE	no
790	NORTH AVE NE # 101	no

ATTACHMENT "D" TO REZONING LEGISLATION

Street Number	Street Name	Contributing Status
790	NORTH AVE NE # 102	no
790	NORTH AVE NE # 103	no
790	NORTH AVE NE 104	no
790	NORTH AVE NE # 105	no
790	NORTH AVE NE # 106	no
790	NORTH AVE NE # 107	no
790	NORTH AVE NE 108	no
790	NORTH AVE NE # 109	no
790	NORTH AVE NE # 110	no
790	NORTH AVE NE # 111	no
790	NORTH AVE NE # 201	no
790	NORTH AVE NE 202	no
790	NORTH AVE NE # 204	no
790	NORTH AVE NE # 205	no
790	NORTH AVE NE 206	no
790	NORTH AVE NE # 207	no
790	NORTH AVE NE # 208	no
790	NORTH AVE NE # 209	no
810	NORTH AVE NE	no
626	SOMERSET TER NE # A	no
626	SOMERSET TER NE # B	no
630	SOMERSET TER NE	yes
635	SOMERSET TER NE	yes
636	SOMERSET TER NE	yes
639	SOMERSET TER NE	yes
640	SOMERSET TER NE	yes
643	SOMERSET TER NE	yes
644	SOMERSET TER NE	yes
649	SOMERSET TER NE	yes
650	SOMERSET TER NE	yes
653	SOMERSET TER NE	yes
659	SOMERSET TER NE	yes
660	SOMERSET TER NE	yes
664	SOMERSET TER NE	yes
665-663	SOMERSET TER NE	no
667	SOMERSET TER NE	yes
668	SOMERSET TER NE	yes
674	SOMERSET TER NE	yes
677	SOMERSET TER NE UNIT 1 A	yes
677	SOMERSET TER NE UNIT 1 B	yes
677	SOMERSET TER NE UNIT 1 C	yes
677	SOMERSET TER NE UNIT 1 D	yes



ATTACHMENT "D" TO REZONING LEGISLATION

Street Number	Street Name	Contributing Status
677	SOMERSET TER NE UNIT 2 A	yes
677	SOMERSET TER NE UNIT 2 B	yes
677	SOMERSET TER NE UNIT 2 C	yes
677	SOMERSET TER NE UNIT 2 D	yes
677	SOMERSET TER NE UNIT 3 A	yes
677	SOMERSET TER NE UNIT 3 B	yes
677	SOMERSET TER NE UNIT 3 C	yes
677	SOMERSET TER NE UNIT 3 D	yes
677	SOMERSET TER NE UNIT 4 A	yes
677	SOMERSET TER NE UNIT 4 B	yes
677	SOMERSET TER NE UNIT 4 C	yes
677	SOMERSET TER NE UNIT 4 D	yes
677	SOMERSET TER NE UNIT 5 B	yes
677	SOMERSET TER NE UNIT 5 C	yes
677	SOMERSET TER NE UNIT 5 D	yes
677	SOMERSET TER NE UNIT 6 C	yes
677	SOMERSET TER NE UNIT 6 D	yes
678	SOMERSET TER NE	yes