



# 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](http://www.atlantaga.gov)

TIM KEANE  
Commissioner

KEVIN BACON, AIA, AICP  
Director, Office of Design

August 5, 2021

Atlanta Beltline Inc  
100 Peachtree St. NE, STE 2300  
ATLANTA GA 30303

*SENT BY CERTIFIED MAIL  
RETURN RECEIPT REQUESTED*

**Re: NOTICE OF INTENT TO NOMINATE:**  
***Ormewood Avenue Bridge Landmark Building/Site (LBS)***

Dear Property Owner:

You are receiving this letter from the City of Atlanta's (the City) Office of Design as the first official notice in the City's formal process to nominate and designate the **Ormewood Avenue Bridge Landmark Building / Site (LBS)** located at **832 & 841 Ormewood Ave**, and the **Atlanta Beltline Corridor, SE** in Land Lot 22 in the 14th District. The proposed designation is further described in the attached general plat/boundary map. The City has initiated this designation due to this property's historic, cultural and architectural significance to the City.

A Landmark Building / Site (LBS) designation is one of the zoning categories offered by the City's Historic Preservation Ordinance, which is Chapter 20 of the City's Zoning Ordinance. The Landmark Building / Site (LBS) zoning, as proposed, would be added to the existing general zoning category(ies) that currently apply to your property, which are: R-4 and Beltline Zoning Overlay.

**INCLUDED IN THIS PACKET**

- A map and general boundary description of the proposed Landmark Building / Site (LBS); and
- The City's Historic Preservation Ordinance (Chapter 20), which outlines among other topics the basic procedures and criteria related to designations.

A report documenting the history and significance of the proposed Landmark Building / Site (LBS) - and why it meets the nomination criteria - will be available from the Office of Design prior to the Atlanta Urban Design Commission public hearing noted below.

**STEPS IN THE CITY'S NOMINATION/DESIGNATION PROCESS**

This letter (officially the City's "Notice of Intent to Nominate" per the City's Historic Preservation Ordinance) is the first step in the formal City nomination / designation process. A Landmark Building / Site (LBS) designation does not become fully effective until the end of the nomination / designation process (see below).

- **Interim controls**

**During this nomination/designation process, the property proposed for the Landmark Building / Site (LBS) is protected by and regulated by the interim controls found in the City's Historic Preservation Ordinance.** The interim controls, which are a required part of the City's nomination/designation process, provide property owners with regulations for work that might be needed during the interim period. They became effective on the date of the mailing of this letter and are temporary and only apply for the duration of the nomination/designation process, which is a maximum of 180 days. If a property owner needs to do work to their property during the process, depending on the scope of work, the interim controls may require that it be reviewed/approved by the Office of Design Staff or the Atlanta Urban Design Commission. If the Fuller-Freedom House is officially adopted by the City at the end of the nomination/designation process, permanent historic preservation-related regulations would take effect.

- **Atlanta Urban Design Commission public hearing**

The City's first public hearing about the proposal will be held by the Atlanta Urban Design Commission (the Commission) on **Wednesday, August 25, 2021, beginning at 4 pm. This hearing will be held electronically via the Zoom platform. You may attend by using this weblink: <https://zoom.us/join/joinMeeting?meetingRef=93040836184> and Meeting ID: 930 4083 6184 or by using a phone and dialing: 646-558-8656 93040836184#.** If you have any questions about accessing the Zoom public hearing please contact The Office of Design, Historic Preservation Studio staff at 404-546.0134. The Commission is the City board that reviews applications related to the City's historically-designated areas and building / sites. The Commission's role in the process is to determine if the proposed Landmark Building / Site (LBS) designation meets the criteria for nomination as outlined in the City's Historic Preservation Ordinance and whether to formally nominate the Fuller-Freedom House to the next step in the process. At this hearing, everybody will be given a reasonable chance to speak or otherwise present information about the eligibility of the proposed Landmark Building / Site (LBS) including the property owner, the general public and any other interested party.

If, at the **August 25, 2021 public hearing**, the Commission supports the nomination of the Landmark Building / Site (LBS), the Zoning Committee of the Atlanta City Council will continue the process by introducing a rezoning ordinance at one of its public meetings.

- **Rezoning process**

That rezoning ordinance will then follow the City's regular rezoning process, which includes further property communication; the neighborhood and NPU review process; a public hearing at the City's Zoning Review Board; a vote by the Atlanta City Council; and action by the Mayor. A Landmark Building / Site (LBS) designation does not become permanent until the end of this process. As a part of the rezoning process, the Atlanta City Council's Zoning Committee may modify the proposed nomination to another historic preservation category found within the City's Historic Preservation Ordinance.

- **Property Owner / Neighborhood meetings**

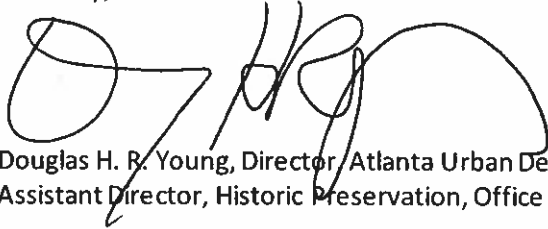
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*August 5, 2021*

Page 3 of 3

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Sincerely,



Douglas H. R. Young, Director, Atlanta Urban Design Commission and  
Assistant Director, Historic Preservation, Office of Design, Department of City Planning (DCP)

cc: Tim Keane, Commissioner, DCP  
Kevin Bacon, Director, Office of Design, DCP  
Keyetta Holmes, Director, Office of Zoning and Development, DCP  
Greg Pace, Director, Office of Buildings, DCP  
The Honorable Carla Smith, District 1, Atlanta City Council  
Atlanta Urban Design Commission Nomination File

For additional information about the public hearing, please scan below:





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Chief Executive Officer  
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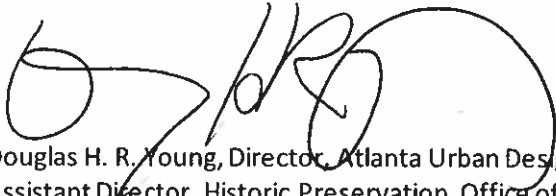
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Dave Pierce  
Director of Real Estate and Asset Management  
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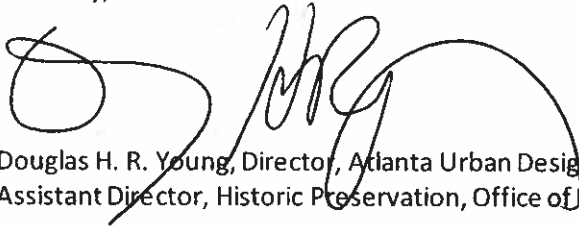
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