



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-20-127**

DATE ACCEPTED: **09/22/2020**  
**APPEAL**

**NOTICE TO APPLICANT**

Address of Property:

**3460 Tuxedo RD NW**

City Council District: **8** Neighborhood Planning Unit (NPU): **A**

Board of Zoning Adjustment (BZA) Hearing Date:

**December 3, 2020 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU A is:

**Nina Schwartz**

**404-697-6857**

**ninaschwartz@comcast.net**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Digitally signed by Racquel Jackson  
DN: cn=Racquel Jackson,  
o=Office of Zoning & Development, ou=DCP,  
email=rtjackson@atlantaga.gov,  
c=US  
Date: 2020.09.24 13:39:31 -04'00'

Michael Elmers

KN, for Director, Office of Zoning and Development

# APPLICATION FOR APPEAL OF A DECISION OF AN ADMINISTRATIVE OFFICER

Date Filed \_\_\_\_\_ Application Number \_\_\_\_\_

Name of Applicant MICHAEL ELMERS Daytime Phone 770.851.1722

Company Name (if applicable) Tuxedo Road Holdings, LLC email MIKECELMERS@GMAIL.COM

Address 272 BRIGHTON RD NE ATLANTA GA 30309  
street city state zip code

Name of Property Owner MICHAEL ELMERS Phone 770.851.1722

Address 272 BRIGHTON RD NE ATLANTA GA 30309  
street city state zip code

### Description of Property

Address of Property 3460 TUXEDO RD NW ATLANTA GA 30305  
street city state zip code

Area: 3.437 ac. Land Lot: 141 District: 17, Fulton County, GA.

Property is zoned: R-2, Council District: 8, Neighborhood Planning Unit (NPU): A

TO THE BOARD OF ZONING ADJUSTMENT (not applicable if appellant is not the property owner):

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Michael Elmers  
OWNER OR AGENT FOR OWNER (APPLICANT)

MICHAEL ELMERS  
PRINT NAME OF OWNER

Sworn To And Subscribed Before Me This 04 Day Of 09, 2020.

Marzanne Lehmann  
NOTARY PUBLIC





## **I. Summary.**

This appeal application (the “Appeal”) appeals the decision by Alex Deus in the City of Atlanta Department of City Planning to deny subdivision application SD-19-039 (the “Application”) regarding the subdivision of 3460 Tuxedo Road (the “Property”). The Property is located within boundaries of the Tuxedo Park neighborhood in the City of Atlanta. The Application requested the subdivision of one 3.437 acre lot into two lots.

## **II. Events Leading to the Appeal.**

On October 30, 2019, the Application was filed with the Office of Zoning and Development. On January 17, 2020, Doug Young, Assistant Director of the City of Atlanta Office of Design issued an analysis as a part of the review of the Application that the Tuxedo Park neighborhood does not meet the criteria to be classified as a historic neighborhood for purposes of regulation during a subdivision review. On February 14, 2020, Doug Young issued a new analysis that (a) based on new information provided, the Tuxedo Park neighborhood does meet the criteria to be classified as a historic neighborhood for purposes of regulation during a subdivision review and (b) the lot layout, pattern and design proposed in the Application does not conform to the lot layout, pattern and design in Tuxedo Park. On June 11, 2020, Carl Westmoreland, attorney for the property owner and appellant in this Appeal, provided documentation to the Office of Zoning and Development to evidence that (a) Tuxedo Park does not meet the criteria to be considered a historic neighborhood for purposes of subdivision review and (b) even if Tuxedo Park was classified as a historic neighborhood, the platting configuration is appropriate. On August 12, 2020, Gloria Cheatham, President-Elect for the Tuxedo Park Civic Association submitted a letter to the Office of Zoning and Development in support of Mr. Young’s February 14, 2020 analysis. On August 24, 2020, Alex Deus issued a decision to deny the Application based on the analysis that the property is considered a historic neighborhood for subdivision review purposes and the proposed lots do not produce lots that conform to the existing lot layout, pattern or design in the neighborhood.

## **III. Authority and Standards for Appeal.**

Section 15-10.001 of the City of Atlanta Code of Ordinances<sup>1</sup> provides that final administrative decisions made by a city official pursuant to the Land Subdivision Ordinance of the City of Atlanta may be appealed to the Board of Zoning Adjustment in accordance with the procedures set forth in Section 16-30.010. Pursuant to Section 16-30.010, a person aggrieved by an administrative decision may appeal the decision within 30 days after the decision and the appeal shall be sustained upon a finding that either (a) the decision of the administrative official was based on an erroneous finding of material fact, or (b) the administrative official acted in an arbitrary manner. As the owner of the Property, the appellant is an aggrieved party. This Appeal has been filed within the statutory 30 day appeal period. Further, the August 24, 2020 decision by Alex Deus to deny the Application (the “Denial Letter”) was based both on erroneous findings of material fact and represented action in an arbitrary manner as hereinafter described.

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<sup>1</sup> Unless otherwise noted, all references to Sections refer to Sections in the City of Atlanta Code of Ordinances.



**IV. Reason for the Appeal.**

As detailed in the June 11, 2020 letter from Carl Westmoreland, the Property is located in a neighborhood that has neither been listed nor determined eligible for listing on the National Register of Historic Places. The January 17, 2020 analysis from Doug Young confirmed that the Tuxedo Park neighborhood has not been listed on the National Register, and as of the date of this Appeal, that confirmation has not been retracted and is not disputed. As a result, the initial question is whether the Tuxedo Park neighborhood is eligible for listing on the National Register and therefore deemed a historic neighborhood for purposes of subdivision reviews. The criteria to evaluate properties for listing on the National Register is detailed in the Code of Federal Regulations in Title 36, Chapter I, Part 60, Section 60.4. Reliance on the February 14, 2020 analysis by Doug Young to establish that the Property is located in a neighborhood eligible for listing on the National Register is erroneous.

As acknowledged by the Office of Design in the February 14, 2020 analysis by Doug Young, generally properties achieving significance within the past 50 years shall not be considered eligible for the National Register. Notwithstanding the foregoing, the February 14, 2020 analysis by Doug Young relies on a year of construction map using 1971 as the 50 year benchmark year. The Application was submitted in 2019, which makes 1969 the relevant 50 year benchmark for National Register eligibility.

The June 11, 2020 letter from Carl Westmoreland provides a detailed analysis of the construction dates of homes on properties included in the Tuxedo Park neighborhood boundary provided by the City of Atlanta Office of Design staff as the applicable boundary. That survey determined that only 40% (203 of 506 structures) in the Tuxedo Park neighborhood date back to before 1969 with no significant alterations after that date. The February 14, 2020 analysis by Doug Young specifies that a significant portion of the properties within the neighborhood must be 50 years or older, often more than 50%. In the February 14, 2020 letter the staff estimated that 53% of the properties in the Tuxedo Park neighborhood were 50 years or older, however, the later documentation provided in the June 11, 2020 letter from Carl Westmoreland reflects only 40%. A significant portion of the properties in the neighborhood are not more than 50 years old and therefore, the Property is not part of an historic neighborhood.

There are several National Register Bulletins published by the National Park Service that detail the National Register listing requirements, including what should be included and excluded within the boundary of a proposed National Register listing. Peripheral areas may be excluded if they (a) “do not directly contribute to the property’s significance as a buffer or as open space to separate the property from surrounding areas” or (b) “have lost integrity because of changes in cultural features or setting”, provided, however “when such areas are small and surrounded by eligible resources, they may not be excluded, but are included as noncontributing resources of the property.”<sup>2</sup> The analysis in the June 11, 2020 letter from Carl Westmoreland follows both the boundary the City of Atlanta Office of Design staff

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<sup>2</sup> National Register Bulletin, Defining Boundaries for National Register Properties published by the U.S. Department of the Interior, National Park Service, National Register of Historic Places, Section I, Page 2 (Deciding What to Include).

provided and the published guidelines for boundary selection. Due to the age of the properties included within the neighborhood boundaries, the Property is not part of an eligible neighborhood and therefore denial of the Application based on a failure to satisfy the requirements of Section 15-08.005(d)(6) is erroneous. Section 15-08.005(d)(6) does not apply to a subdivision of the Property.

Even if the Property was included in a historic neighborhood as defined in Section 15-06.001(t), the denial of the Application is both erroneous and arbitrary. As evidenced by the map attached as Exhibit D to the June 11, 2020 letter from Carl Westmoreland, there are at least 85 properties within the Tuxedo Park neighborhood that have a lot layout, pattern and design that does not match the rectangular lot pattern described in the February 14, 2020 analysis from Doug Young. Based on the map of Tuxedo Park it is very difficult to ascertain any consistent pattern of lots in the neighborhood.

Further, the existing lot boundary of the Property does not match the rectangular lot pattern described in the February 14, 2020 analysis from Doug Young. The subdivision proposed in the Application would create one new rectangular lot matching the lot pattern described in the February 14, 2020 analysis from Doug Young and one lot that does not match the described lot pattern. If anything, the proposed subdivision advances and promotes the alleged historic lot pattern by subdividing a nonconforming lot to create a new lot matching the prescribed shape. The alleged historic lot pattern gains a conforming lot.

The decision to deny the Application in the Denial Letter is both erroneous and arbitrary. The Appellant requests that the Board of Zoning Adjustment find that the decision made in the Denial Letter is invalid and remand the Application back to the Office of Zoning and Development for approval.



## PUBLIC NOTICE SIGN POSTING

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- As owner (or representative) of the property subject to the appeal I understand that I must post the public notice sign, provided by the Office of Zoning and Development, no later than 15 days prior to the scheduled BZA hearing date.
- As non-owner of the property subject to the appeal I understand that the Office of Zoning and Development will post the public notice sign to the subject property no later than 15 days prior to the scheduled BZA hearing date.

  
SIGNATURE OF APPELLANT

MICHAEL ELMERS  
PRINT NAME OF APPELLANT

 City of Atlanta   Department of City Planning <b>OFFICE OF ZONING &amp; DEVELOPMENT</b>	
<b>RECEIVED</b>	
<b>09/22/2020 KMN</b>	
DATE	REVIEWER
<b>V-20-127</b>	
APPLICATION NUMBER	

**AUTHORIZATION OF ATTORNEY**  
(Required only if the appellant is represented by an attorney.)

(Please Print Clearly)

I SWEAR, AS AN ATTORNEY AT LAW, THAT I HAVE BEEN AUTHORIZED BY THE APPELLANT TO FILE THE ATTACHED APPEAL APPLICATION.

**NAME OF APPELLANT:**

LAST NAME Elmers FIRST NAME Michael C.  
ADDRESS 3460 Tuxedo Road SUITE \_\_\_\_\_  
CITY Atlanta STATE GA ZIP CODE 30305

APPELLANT'S TELEPHONE NUMBER: (770) 851-1722

**NAME OF ATTORNEY:** Morris, Manning & Martin, LLP

LAST NAME Westmoreland FIRST NAME Carl  
ADDRESS 3343 Peachtree Road, NE SUITE 1600  
CITY Atlanta STATE GA ZIP CODE 30326

ATTORNEY'S TELEPHONE NUMBER: 404-504-7799

  
SIGNATURE OF ATTORNEY



KMN

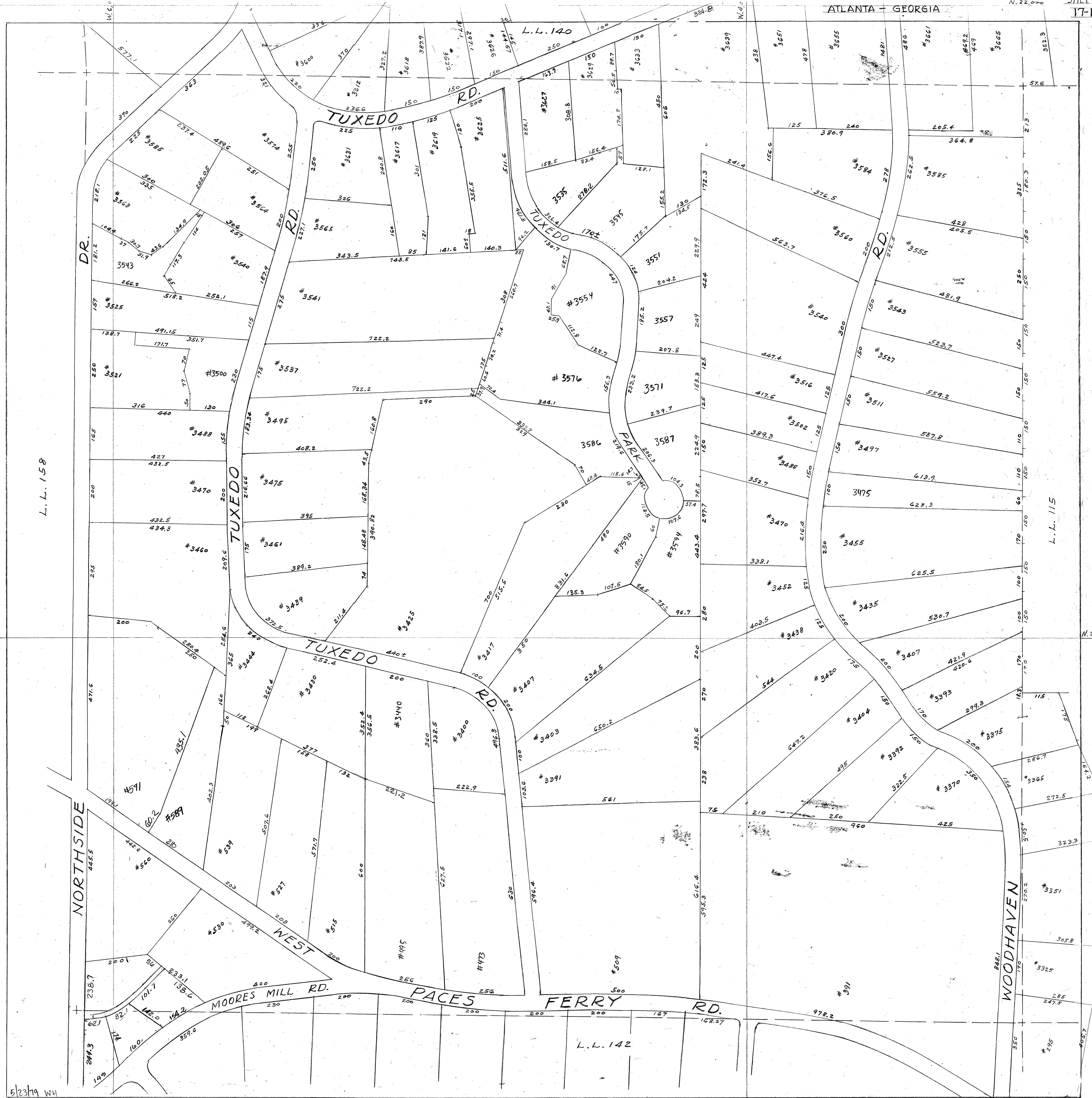
## Legal Description of 3460 Tuxedo Road

All that tract or parcel of land lying and being in Land Lot 141 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 1 ½ inch open top pipe found on the Easterly right-of-way of Northside Drive (having a 50 foot right-of-way), a distance of 471.6 feet Northerly from the intersection of the Easterly right-of-way of Northside Drive with the Northeasterly right-of-way of West Paces Ferry Road (having a 50 foot right-of-way); running thence North 00 degrees 05 minutes 24 seconds East, a distance of 294.12 feet along the Easterly right-of-way of Northside Drive to a 3 inch open top pipe found; thence leaving the Easterly right-of-way of Northside Drive and running North 89 degrees 22 minutes 00 seconds East, a distance of 433.74 feet to a 3/4 inch solid rod found on the Westerly right-of-way of Tuxedo Road (having a 50 foot right-of-way); running thence South 00 degrees 41 minutes 34 seconds East, a distance of 87.21 feet along the Westerly right-of-way of Tuxedo Road to a calculated point; thence continuing along the Westerly right-of-way of Tuxedo Road an arc a distance of 84.74 feet (said arc being subtended by a chord bearing South 03 degrees 46 minutes 45 seconds East, a chord distance of 84.70 feet, and having a radius of 888.79 feet) to a calculated point; thence continuing along the Westerly right-of-way of Tuxedo Road an arc a distance of 37.89 feet (said arc being subtended by a chord bearing South 10 degrees 51 minutes 10 seconds East, a chord distance of 37.81 feet, and having a radius of 167.66 feet) to a 3 inch open top pipe found; thence leaving the Westerly right-of-way of Tuxedo Road and running South 04 degrees 30 minutes 06 seconds West, a distance of 254.29 feet to a 3 inch open top pipe found; running thence North 54 degrees 14 minutes 00 seconds West, a distance of 281.73 feet to a 3 inch open top pipe found; running thence South 89 degrees 38 minutes 49 seconds West, a distance of 199.38 feet to a 1 ½ inch open top pipe found on the Easterly right-of-way of Northside Drive and the point of beginning; all as shown on that certain plat of survey prepared for Mike Elmers by Michael R. Noles, G.R.L.S. #2646 of McClung Surveying Services, Inc. dated May 20, 2019.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 20091, Page 14, Fulton County, Georgia records.





09/22/2020 KMN V-20-127

SD-19-039



# APPLICATION FOR LAND SUBDIVISION CITY OF ATLANTA, GEORGIA – OFFICE OF PLANNING

Department of City Planning  
Office of Zoning & Development

NOTICE: Beginning September 1, 2019, before making an application for land subdivision, consultation with the Concept Review Committee (CRC) is now required (please refer to adopted legislation, 19-R-3750). Please follow this link for additional details:

<http://www.atlantaga.gov/city-planning/concept-review-committee>

65 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

DATE RECEIVED 10/30/2019

DATE FILED 10 30 19 APPLICATION NUMBER: SD-19 039

NAME OF APPLICANT James Martin PHONE NUMBER: \_\_\_\_\_

NAME OF COMPANY Barfield Consultants CELL NUMBER: 678 773 9986

E-MAIL ADDRESS barfieldconsults@gmail.com charlie@landplusassociates.com FAX NUMBER: \_\_\_\_\_

STREET ADDRESS P.O. Box 475

CITY MORROW STATE GA ZIP CODE 30260

IF MORE THAN ONE OWNER, LIST ADDITIONAL OWNERS ON A SEPARATE SHEET

NAME OF OWNER Tuxedo Road Holdings LLC

STREET ADDRESS 3460 Tuxedo Rd 30305

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

### DESCRIPTION OF PROPERTY

ADDRESS OF PROPERTY 3460 Tuxedo Rd

The subject property fronts 209.76 feet on the west side of Tuxedo Rd, beginning \_\_\_\_\_ feet from the \_\_\_\_\_ corner of \_\_\_\_\_

Area - 3.437 Ac No. of Lots to be Created - 2

Land Lot 141 District 17 Zoning R-2

Council District 8 Neighborhood Planning Unit (s) A

I HEREBY REQUEST approval of the subdivision of the subject property according to the plans, which are submitted as a part of the application.

I HEREBY AUTHORIZE the staff of the City of Atlanta to inspect the premise of the above described property.

I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Owner or Agent for Owner (Applicant) James Martin

Sworn to and subscribed before me this 28 day of Oct, 20 19

Dianne Barfield  
Notary Public

Dianne Barfield  
NOTARY PUBLIC  
Clayton County, GEORGIA  
My Commission Expires 12/16/2022

Revised August, 2015

City of Atlanta | Department of City Planning  
**OFFICE OF ZONING & DEVELOPMENT**

**RECEIVED**  
**09/22/2020 KMN**  
DATE 09/22/2020  
APPLICATION NUMBER V-20-127





RECEIPT

CITY OF ATLANTA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVE SW, ATLANTA GA 30303  
404-330-6070

PAID  
CITY OF ATLANTA  
OCT 30 2019

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

Application: SD-19-039  
Application Type: Planning/Subdivision/Lot Split/NA  
Address: 3460 TUXEDO RD NW, ATLANTA, GA 30305  
Owner Name: MARTIN JOHN K  
Owner Address:  
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
678018		\$250.00	10/30/2019	PAMITCHELL		

Owner Info.: MARTIN JOHN K

Work Description: Attended the concept review meeting. Subdividing into two lots

CITY OF ATLANTA  
55 TRINITY AVE STE 1350  
ATLANTA, GA 30303  
10/30/2019 11:34:36  
CREDIT CARD  
VISA SALE  
Card # XXXXXXXXXXXX7942  
Chip Card: VISA CREDIT  
AID: A0000000031010  
SEQ #: 5  
Batch #: 365  
INVOICE 5  
Approval Code: 19985D  
Entry Method: Chip Read  
Mode: Issuer  
SALE AMOUNT \$250.00

CUSTOMER COPY

City of Atlanta | Department of Planning & Development  
OFFICE OF ZONING & DEVELOPMENT  
RECEIVED  
09/22/2020 KMN  
DATE: 09/22/2020  
BY: KMN  
V-20-127

# NOTICE TO APPLICANT

Address of Property:

**3460 Tuxedo RD NW**



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **SD-19-039**

DATE ACCEPTED: **10/30/2019**

City Council District: **8** Neighborhood Planning Unit (NPU): **A**

Subdivision Review Committee (SRC) Meeting Date:

**Wednesday, December 11, 2019** (applicant will be notified of time)

Office of Planning, Suite 3350, 3rd Floor, City Hall South Building  
55 Trinity Avenue, S.W.

Neighborhood Planning Unit (NPU A) Meeting Date/Location:

**Tuesday, December 03, 2019**

Atlanta Speech School  
3160 Northside Parkway

The contact person for NPU A is:

**Nina Schwartz**  
**404-697-6857**  
**ninaschwartz@comcast.net**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

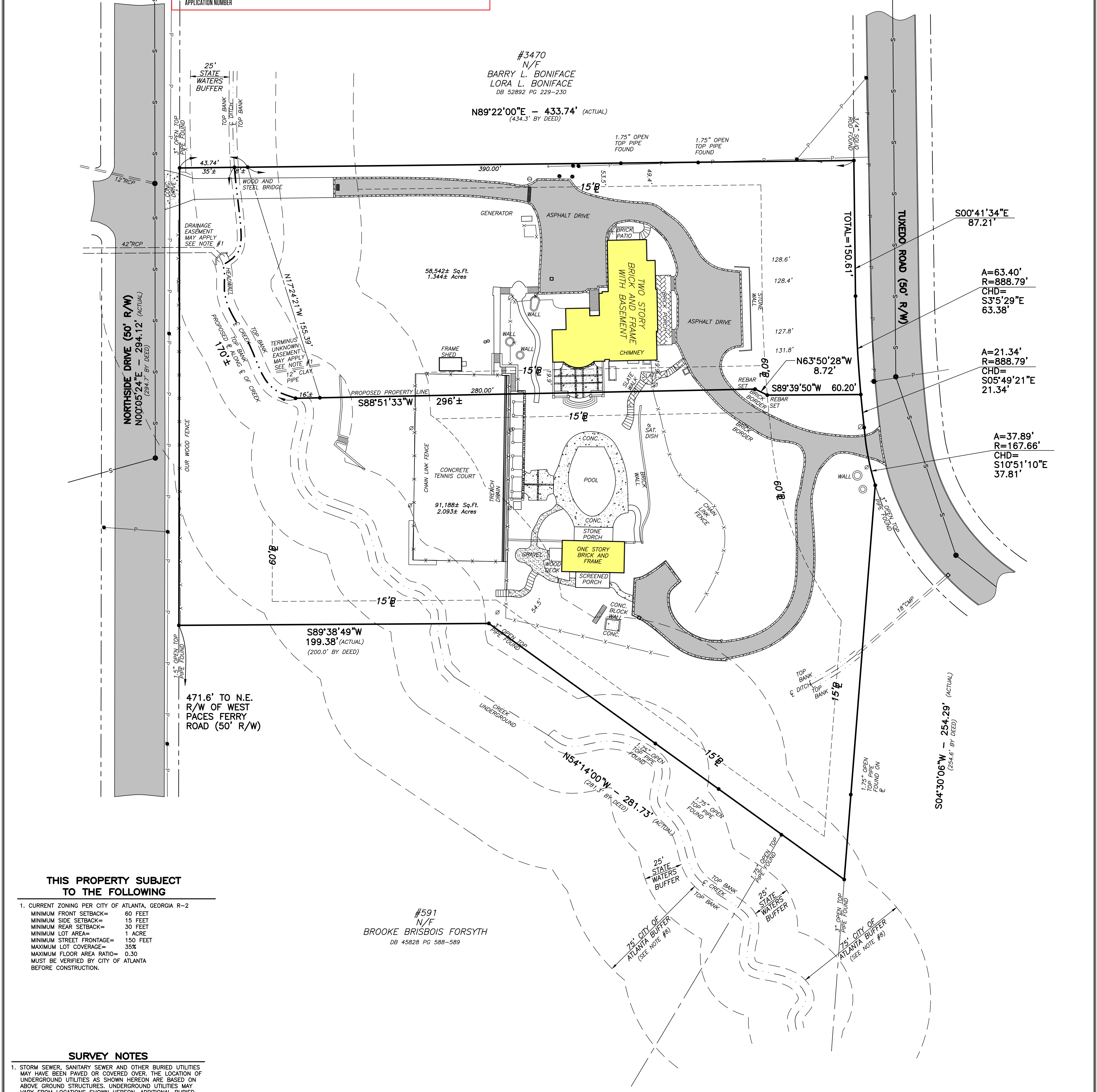
Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

RG, for Director, Office of Zoning and Development

James Martin





**THIS PROPERTY SUBJECT TO THE FOLLOWING**

- CURRENT ZONING PER CITY OF ATLANTA, GEORGIA R-2
  - MINIMUM FRONT SETBACK= 60 FEET
  - MINIMUM SIDE SETBACK= 15 FEET
  - MINIMUM REAR SETBACK= 30 FEET
  - MINIMUM LOT AREA= 1 ACRE
  - MINIMUM STREET FRONTAGE= 150 FEET
  - MAXIMUM LOT COVERAGE= 35%
  - MAXIMUM FLOOR AREA RATIO= 0.30
  - MUST BE VERIFIED BY CITY OF ATLANTA BEFORE CONSTRUCTION.

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 273,109 FEET. A GEMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

**LEGEND**

—	DENOTES BUILDING LINE
—	DENOTES PROPERTY LINE
—	DENOTES RIGHT-OF-WAY
—	DENOTES CENTERLINE
—	DENOTES BACK OF CURB
—	DENOTES GUTTER
—	DENOTES EDGE OF PAVING
—	DENOTES TOP OF WALL
—	DENOTES BOTTOM OF WALL
—	DENOTES FENCE
—	DENOTES REINFORCED CONCRETE PIPE
—	DENOTES CORRUGATED METAL PIPE
—	DENOTES POWER POLE
—	DENOTES LIGHT POLE
—	DENOTES GUY WIRE
—	DENOTES POWER LINE
—	DENOTES POWER METER
—	DENOTES POWER BOX
—	DENOTES FIBER OPTIC
—	DENOTES AIR CONDITION
—	DENOTES TELEPHONE BOX
—	DENOTES GAS METER
—	DENOTES GAS VALVE
—	DENOTES GAS LINE MARKER
—	DENOTES WATER VALVE
—	DENOTES FIRE HYDRANT
—	DENOTES MONITORING WELL
—	DENOTES HEADWALL
—	DENOTES JUNCTION BOX
—	DENOTES DROP INLET
—	DENOTES SANITARY SEWER LINE
—	DENOTES SANITARY SEWER MANHOLE
—	DENOTES CLEAN OUT
—	DENOTES POINT OF BEGINNING
—	DENOTES POINT OF COMMENCEMENT

**REFERENCE MATERIAL**

- WARRANTY DEED IN FAVOR OF COLDWELL BANKER FUNDING CORPORATION DEED BOOK 20091 PAGE 14-15 FULTON COUNTY, GEORGIA RECORDS

**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0231 F EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA



**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael R. Noles Georgia RLS No. 2646 Date 8-19-19

NO.	REVISIONS	DATE
1	NAME CHANGE	10-22-19

**McClung Surveying**  
 McClung Surveying Services, Inc.  
 4833 South Cobb Drive Suite 200  
 Smyrna, Georgia 30080 (770) 434-3383  
 www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
**TUXEDO ROAD HOLDINGS, LLC**  
 PROPOSED LOT SPLIT FOR  
**3460 TUXEDO ROAD**  
 ATLANTA, GEORGIA  
 TOTAL AREA= 3.437± ACRES  
 OR 149,730± SQ. FT.

SCALE IN FEET  
 30' 15' 0' 30' 60'

LAND LOT 141  
 17TH DISTRICT  
 FULTON COUNTY  
 GEORGIA  
 PLAT PREPARED: 8-19-19  
 FIELD: 7-10-19 SCALE: 1"=30'  
 JOB#251185



# 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  
OFFICE OF DESIGN

TO: Alex Deus, Urban Planner III, Office of Zoning and Development

FROM: Doug Young, Assistant Director, Office of Design

RE: 3460 Tuxedo Road (SD-19-039)

DATE: January 17, 2020

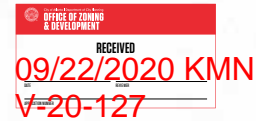
The City's Land Subdivision Code has certain street layout / design and lot layout/pattern requirements for neighborhoods that are considered "historic" as defined by the Land Subdivision Ordinance.

Per Section 15-06.001 (r), "historic neighborhoods" are either listed or eligible for listing in the National Register of Historic Places. Please note that this determination of eligibility is only for the purpose of completing the City's subdivision review process. (The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.)

If a neighborhood is considered to be "historic" for the purposes of the City's subdivision review process, the following two specific criteria of the City's Land Subdivision Ordinance could apply to the proposed subdivision:

- Section 15-08.002(a)(2) - *"in all historic neighborhoods in which street layout and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new streets shall conform to existing street design patterns."* and
- Section 15-08.005(d)(6) - *"in all historic neighborhood's in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new lots shall conform to existing lot layout, patterns, and design, including without limitation, orientation of lots to public street and street design patterns."*

In general, neighborhoods that are eligible for the National Register of Historic Places should be 50 years or older. When looking at whether a neighborhood should be considered a "historic neighborhood" for the purposes of the of the City's subdivision review process, the Staff finds a large portion of the properties within the neighborhood should be 50 years or older.



The address in question is located in the Tuxedo Park neighborhood. In looking at a map that contains dates of construction for properties in the neighborhood based on Fulton County tax records, Staff found there are some houses that were 50 years or older. While there are some historic houses in the neighborhood, Staff found there were not enough remaining house 50 years old or older to make the neighborhood eligible for listing on the National Register of Historic Places based the physical architectural / property integrity of the overall neighborhood.

As a part of its review of this application, Staff also considered the materials submitted by the Tuxedo Park Civic Association, dated January 8, 2020. In the cover letter of this package of materials, it is noted that the “subdivision application is within the boundaries of Tuxedo Park as listed on the National Register of Historic Places, which was added to the Register in 1980.” The Staff further researched this information and found that the database for which this conclusion is based on what appears to be a third-party, non-National Park Service database. The Staff directly searched the National Register of Historic Places database maintained by the National Park Service and did not find a listing for the Tuxedo Park neighborhood in Atlanta.

In addition, the January 8<sup>th</sup> materials included a copy of the “West Paces Ferry Road Multiple Resource Area (partial inventory)” aka “Historic Resources of West Paces Ferry Road”. This document appears to be similar to a Multiple Property Nomination context which provides background information as to the history, physical development, and potential significance of an area. However, the included document does not appear to *actually list* in the National Register of Historic Places the properties or areas referred to in the narrative. It is the Staff’s understanding that these types of documents provide background and context for *future*, specific listings in the National Register of Historic Places.

Lastly, the January 8<sup>th</sup> materials note concerns about the proposed frontage of the lot and the proposed site plan of the potential infill house. These concerns are not related to the whether or not the neighborhood, as it currently exists, would meet the definition of a “historic neighborhood” for the purposes of the City’s subdivision review process.

Therefore, based on the information it has reviewed to date, Staff finds that the Tuxedo Park neighborhood, as it exists today, would not meet the criteria for being considered historic for the purposes of the City’s subdivision review process and as a result the criteria related to “lot layout, patterns and design would not apply to the proposed subdivision. As such, Office of Design Historic Preservation Staff has no comments regarding the proposed subdivision.

Cc: Christian Olteanu, Assistant Director, Office of Zoning and Development  
File

Keisha Lance Bottoms  
MAYOR



TIM KEANE  
Commissioner

Keyetta M. Holmes, AICP  
Interim Director  
Office of Zoning and Development

# CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING

55 Trinity Avenue, S.W. SUITE 3350 - ATLANTA, GEORGIA 30334  
404-330-6148 - FAX: 404-658-7491


<http://www.atlantaga.gov/index.aspx?page=3>



- how do previous subdivision reviews relate to potential Tuxedo Park HO?  
- previous subdivision reviews concluded that best use was at that time, Tuxedo Park was not hist. eligible.  
- get feedback before meeting in Feb. + send feedback to neighborhood assoc. president

## MEMORANDUM

To: **Subdivision Review Agencies**  
Doug Young, Assistant Director of Historic Preservation  
Office of Design, Department of City Planning  
City Hall

From: Alex Deus   
Urban Planner III  
Office of Zoning and Development- (404) 546-0154 or [adeus@atlantaga.gov](mailto:adeus@atlantaga.gov)

Date: November 20, 2019

RE: **SUBDIVISION APPLICATION**

**3460 Tuxedo Road**  
(Address of Property)

Case No: SD-19-039

No. of Lots: 2

We have received the subdivision application cited above and hereby are referring it to you for your review and comments in accordance with Section 15-007.005 (b) of the Land Subdivision Ordinance of the City of Atlanta, which was adopted by City Council in October 1992 and approved by the Mayor on December 15, 1992.

This application is scheduled for the December 11, 2019 Subdivision Review Committee agenda. Please submit your comments to the Office of Zoning and Development, by December 6, 2019.

**TUXEDO PARK  
CIVIC ASSOCIATION**



January 8, 2020

Mr. Christian Olteanu  
Assistant Director, Land Development  
Office of Zoning and Development  
Atlanta City Hall  
55 Trinity Avenue, SW  
Atlanta, GA 30303

Dear Director Olteanu:

I am writing regarding the subdivision application for 3460 Tuxedo Road (SD-19-39) and attaching information that I do not believe your department has yet been made aware of which has significant impact on the pending application. The property that is the subject of this subdivision application is within the boundaries of Tuxedo Park as listed on the National Register of Historic Places, which was added to the Register in 1980 (reference #80004665).

Section 15-08.005(d)(6) provides “[i]n all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.” Moreover, Section 15-06.001(t) of the Subdivision Ordinance defines “historic neighborhood” as “any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.” Clearly, the property located at 3460 Tuxedo Road is subject to this historic neighborhood protection.

Historic Tuxedo Park, and Tuxedo Road in particular, indisputably has the distinguishable overall character of large lot patterns with significant road frontage and front yard setbacks. The proposed subdivision would defy this character and diminish the quality of our neighborhood by allowing a new lot with less than 60 feet of frontage (versus the R-2 ordinance requirement of 150 feet) and a proposed new home a mere 60 feet off the road, which is not at all in accordance with existing homes up and down Tuxedo Road that are set back much further distances from the road. To put it in perspective, the back door of the proposed new home as shown on the site plan submitted by the applicant would align with the front door of the current home located at 3460 Tuxedo Road. Obviously, this new home so close to the road will have a huge impact on the existing aesthetics and character of Tuxedo Road.

As Vice President of Zoning for the Tuxedo Park Civic Association, I accompanied our neighborhood's President and other Board members to meet with Doug Young on November 26,

2019. During that meeting and in correspondence with Mr. Young, it was apparent that City of Atlanta officials have not been aware of the boundaries of the Tuxedo Park district as listed on the National Registry of Historic Places since 1980. For your ready reference, I have enclosed a copy of the document, which was procured by a Board member of the Tuxedo Park Civic Association.

As you are aware, this designation gives the neighborhood protection that new development must be characteristic of the historic built environment. This application clearly violates that provision as the lot layout and design are not consistent with the identified elements of neighborhood's character. As one of our neighborhood's most significant streets – architecturally, historically, and culturally – it is imperative that any new development maintain the development patterns of Tuxedo Road.

As such, the Board of Directors of the Tuxedo Park Civic Association joins me in requesting that this application be denied.

Respectfully submitted,

Tuxedo Park Civic Association



Mary Norwood

Vice President, Zoning

NATIONAL REGISTER OF HISTORIC PLACES

8:15

Ma

LTE

nationalregisterofhistoricplaces.com



Commerce Trade, Domestic, Education

**Current Sub-function:**

Educational Related Housing, Multiple Dwelling,  
Single Dwelling



**Tuxedo Park (added 1980 - - #80004665)**  
Roughly bounded by Habersham Rd., Northside  
Dr., Tuxedo Rd., and Blackland Rd. . Atlanta

**Owner:**

Private



**Underground Atlanta Historic District (added 1980  
- - #80001077)**

Also known as Underground

Atlanta; Underground; See Also: Western and Altanti  
Roughly bounded by Martin Luther King, Jr., Dr.,  
Central Ave., Wall and Peachtree Sts. . Atlanta

**Historic Significance:**

Event, Architecture Engineering

**Architect, builder, or engineer:**

Multiple

**Architectural Style:**

Beaux Arts, Italianate, Late Victorian

**Area of Significance:**

Transportation, Architecture, Engineering,  
Community Planning And Development,  
Commerce

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National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



1982

**1. Name** West Paces Ferry Road Multiple Resource Area (Partial Inventory)  
HISTORIC RESOURCES OF WEST PACES FERRY ROAD  
historic (partial inventory: architectural and historic resources)

and/or common

**2. Location**

street & number [See continuation sheet.] \_\_\_\_\_ not for publication  
city, town Atlanta \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 5th - Wyche Fowler  
state Georgia code 013 county Fulton code 121

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

Multiple Resources

**4. Owner of Property**

name Multiple Ownership [see continuation sheet for property owners within districts]  
street & number \_\_\_\_\_  
city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Superior Court  
street & number Fulton County Courthouse  
city, town Atlanta state Georgia

**6. Representation in Existing Surveys**

title [see continuation sheet] has this property been determined eligible? \_\_\_\_\_ yes \_\_\_\_\_ no  
date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_  
depository for survey records \_\_\_\_\_  
city, town \_\_\_\_\_ state \_\_\_\_\_

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1981

LOCATION (2)  
Continuation sheet REPRESENTATION (6) Item number 2 & 6

Page 2

LOCATION (2)

Northwest quadrant of Atlanta, bounded by U.S. 41 (Northside Drive and Northside Parkway); Peachtree Creek; Peachtree Road, Roswell Road, Powers Ferry Road; and Nancy Creek

REPRESENTATION IN EXISTING SURVEYS (6)

1. Historic Structures Field Survey: Fulton County, Georgia  
1976 X-State  
Historic Preservation Section, Georgia Department of Natural Resources  
Atlanta Georgia
2. Category One List of Historic Sites, Structures and Districts  
1970s X-Local  
Atlanta Urban Design Commission, 10 Pryor Street  
Atlanta Georgia
3. The following properties already listed on the National Register of Historic Places are included within this nomination:  
  
Tullie Smith House, 3099 Andrews Drive, 1970  
Henry B. Tompkins House, 125 West Wesley Drive, N.W., 1976  
Swan House, 3099 Andrews Drive, 1977  
Stuart Witham House, 2922 Andrews Drive, 1978

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

The multiple-resources area known as the Historic Resources of West Paces Ferry Road comprises about 1,500 acres in the northwest quadrant of Atlanta in an area referred to as Buckhead. It is located in the Piedmont region of Georgia and is characterized by a hilly topography with broad flood plains associated with Peachtree Creek in the south and Nancy Creek in the north. The area is heavily forested with mature hardwoods (hickory, beech, oak) and pine forests. The multiple-resources area contains four historic districts and nineteen individual properties.

The main artery traversing the multiple-resources area is West Paces Ferry Road; This heavily traveled road, which dates to 1814, has changed character greatly over the past 165 years. Until about 1905, West Paces Ferry Road was a rural transportation route between Buckhead and Pace's Ferry on the Chattahoochee River. The land lying around it was either timbered or cultivated. Around 1904-1907, the character began to change to that of a community of summer homes for the wealthy of Atlanta. Until 1920, only seven estates lined West Paces Ferry Road; however, the subdivision of various tracts of land to the north and south of this road had begun by 1911 and the character was evolving to that of a residential suburb. Once the area's popularity and prestige were established, continuing subdivisions have created its present character.

The natural terrain of the West Paces Ferry Road area certainly had an influence on the styles of the early-twentieth-century buildings that were built there. First, summer houses were set on large tracts of land from 75 to 250 acres; the structures were designed for good circulation. Entertaining was a frequent activity there. Sleeping porches were often a component of these houses that made maximum use of setting in the hills six miles north of downtown. In most cases, the natural vegetation, high ceilings and thick walls aided in the cooling of the houses.

The natural topography was also a factor in the development of street patterns in the subdivisions. The hilly terrain did not lend itself to the strict gridiron pattern that was enforced in other subdevelopments. Already in Atlanta, the trend toward curvilinear, picturesque suburban developments was well-established in neighborhoods such as Inman Park, Druid Hills and Ansley Park. Many of the residents of the West Paces Ferry Road area had previously lived in these subdivisions and this type of development was successfully entrenched.

Throughout the districts within the multiple-resources area, the treatment of the streetscape is consistent. The houses are set 50 to 200 feet from the street in most cases. The deep, narrow lots are landscaped in a natural or English manner, making use of the wide variety of indigenous planting materials -- among them rhododendron, azalea, mountain laurel, magnolia, and wild flowers

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B 198

Continuation sheet      DESCRIPTION      Item number 7      Page 2

of various species. In some areas, the estates blend into heavily wooded public parks. These parks occur in ravines and serve to protect the natural drainage patterns of the area. The divided roadway of Peachtree Battle is landscaped in the manner of a park, with the mingling of large shade trees, pleasant walkways, and streams.

Architectural styles exhibited in the multiple-resources area are eclectic, with large houses of English, French, Colonial or Mediterranean influence. The scale of the structures is large, for the most part, although well-proportioned. A variety of materials is utilized, including stucco, brick, ashlar, clapboard, half-timber, and shingle. Cohesiveness of such a diversity of styles is accomplished by successful landscape designs such as broad lawns, large shade trees, and informal clumpings of shrubs. In the two major subdivisions that began to the south and north of West Paces Ferry Road, the developers left large stands of forests untouched. The homes built in these developments blend in with the country estates on West Paces Ferry Road.

Generally, the West Paces Ferry Road area is characterized by continuity of natural terrain, landscape architecture, street layout, and site planning, and by consistency of scale among architecture, landscaping and streetscape.

#### BOUNDARIES

The boundaries for the multiple-resources area were developed by considering visual qualities, historical development patterns, and the distribution of significant features in the northwest quadrant of Atlanta.

The western boundary of the area is U.S. 41, a four-lane highway that is called Northside Drive for about one-and-one-half miles from the southwesternmost point of the multiple-resources area until it becomes Northside Parkway, when it veers to the northwest. It is a significant historical and visual boundary because it is not only the westernmost edge of several land lots (the original land divisions in the area), but also a visual boundary since it parallels at its northernmost point Interstate Highway 75, which further separates this area from later development to the west.

The southern boundary is Peachtree Creek, which connects the western boundary formed by Northside Drive (U.S. 41) and Peachtree Road on the east. Wide flood plains associated with Peachtree Creek make this a functional, as well as historical boundary. The districts or subdivisions to the north had the creek as their southern boundary. The creek forms a visual boundary, due to the fact that immediately south of it is the Bobby Jones Golf Course and Atlanta Memorial Park, rather than residential areas.

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1980

Continuation sheet    DESCRIPTION    Item number 7    Page 3

The eastern boundary of the area is composed of three heavily traveled streets: Peachtree Road, Roswell Road and Powers Ferry Road. Starting with Peachtree Road at its intersection with Peachtree Creek and moving north, the boundary is visual and historical. On the east side of Peachtree Road, and not included within the nominated area, are commercial structures, single-family dwellings and apartment houses -- all of which are separated visually and functionally from the nominated area. Further north on Peachtree Road, the Buckhead commercial area supplants any residential development, and at this juncture the Roswell Road portion of the boundary begins. Roswell Road is a historical and visual boundary as well. It is characterized by commercial development along the portion that forms the boundary of the area. The remainder of the eastern boundary of the area is formed by Powers Ferry Road. The original plan for Tuxedo Park called for linking West Paces Ferry Road with Power Ferry Road. East of Powers Ferry Road lies Chastain Memorial Park, another visual break with the residential character of the multiple-resources area and a historical break in the development of the area.

The northern boundary of the area is formed by Nancy Creek, which has broad flood plains that are extremely difficult to develop. The land south of the creek was well-established as a residential neighborhood prior to 1940. North of the creek and not included within the nominated area, the character of residential development changes abruptly since it was developed much later.

**SURVEY METHODOLOGY**

In surveying the entire West Paces Ferry Road area, the primary concern was to identify the resources of architectural, landscape architectural, and local historical importance. The National Register criteria were used to decide which were contributing properties and which were not.

The original impetus for seeking National Register designation for the area began in 1978 with the Historic Preservation Action Committee of the Georgia Trust for Historic Preservation. A member of this committee, Spencer Tunnell, began the survey and preparation for a nomination. Later, he became a research assistant with the Atlanta Urban Design Commission, the preservation agency for the City of Atlanta. Part of his duties with that agency was the completion of this nomination. Mr. Tunnell is a 1978 graduate of the University of Virginia, with a bachelor of sciences degree in landscape architecture.

From the start of the process, the surveyor consulted with the historian and architectural historian of the Historic Preservation Section, Georgia Department of Natural Resources. In the early stages of research and survey, it was believed that a single historic district could be drawn for the entire area.

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DATE V-20-127

APPLICATION NUMBER



1980

Continuation sheet      DESCRIPTION      Item number 7      Page 4

This approach was abandoned once preliminary research was completed. This research ascertained that part of the area had developed first as several large estates, while other parts began as a series of subdivisions whose large homes resembled those on the estates but were definitely part of later subdivision development. Even later, mini-subdivisions were created by the fragmentation of the large estates. Having identified several dozen significant individual properties, remnants of the large estates, and four historic districts, it was then determined that a multiple-resources nomination was in order.

Research was conducted at the Fulton County Courthouse, where deeds and plats revealed a wealth of information about the development of the area, including many original advertisement-plats that had once appeared in the newspapers. The files of the Atlanta Historical Society and the Atlanta Urban Design Commission were used also in gathering information concerning the architects and residents of the area. Building permits, Sanborn Insurance maps and city directories were extremely helpful in this process. Some residents were interviewed to supplement the knowledge gathered from other sources concerning the individual houses being nominated.

The surveyor is a resident of the area and was generally familiar with most of the streets and many residences of the area. With members of the Historic Preservation Section staff, he field-surveyed each property within the districts to determine which were contributing or non-contributing properties and to verify boundary lines.

A cut-off date of 1940 or the beginning of World War II was chosen, due to the overall cohesiveness of the area. The building patterns made a much more distinctive break at that point than at 1930 -- the normal fifty-year cut-off under the National Register criteria. Field inspection of the area confirmed this cut-off point as an absolute necessity, due to the continued building in the area well into the 1930s along the same lines as in previous decades.

#### INTRUSIONS

The identification of intrusions in the West Paces Ferry Road area is especially problematic because of the continuity of development from the early-twentieth century to the present time which characterizes the area. The usual fifty-year cut-off date is highly arbitrary when applied to a situation like this; in fact, any arbitrary cut-off date is somewhat inappropriate when dealing with an area where the overall character and appearance of an entire, continuously developed area is at stake. Identification of intrusions based solely on architectural style or period is likewise arbitrary where the architecture is but one part of an overall environment which manifests other salient

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Continuation sheet      DESCRIPTION      Item number 7      Page 5

features and warrants broader consideration. Therefore, the identification of intrusions in the West Paces Ferry Road area is based upon criteria that take into account the character and appearance of each district and each individual property in terms of not just date or style but also the pattern of land subdivision and lot layout, site planning, and landscaping. (These criteria were also used during the survey process to determine which properties and districts in the multiple-resources area would be selected for nomination.) Only those properties that stand out as distinctly intrusive in this overall environment have been identified as intrusions. They are rated on the property-owners list and marked with an "X" on the district maps.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		<input type="checkbox"/> local history

---

**Specific dates** \_\_\_\_\_ **Builder/Architect** \_\_\_\_\_

**Statement of Significance (in one paragraph)**

### SUMMARY STATEMENT OF SIGNIFICANCE

The West Paces Ferry Road area is significant in architecture, landscape architecture, community planning, and local history. Architecturally, the entire area incorporates a myriad of eclectic residential and commercial styles. Many of these structures are among the most elaborate and monumental in the state. Beginning in 1904, many were built as replicas of Italian villas or in the Colonial, Neo-Classical or Medieval styles. Many were designed by well-known architects like Philip T. Shutze (today the nation's foremost living classical architect), Neel Reid and P.T. Marye.

In landscape architecture, the grounds of the mansions were designed to reflect their cultural links: villa-like gardens for the villas and English gardens for those homes built in the English style. The overall landscaping throughout the area as well as the street patterns effectively tie the historical districts and individual properties together.

In community planning, the area is significant in that, although today the area appears as a cohesive unit developed at one time, it is an excellent example of how private estates from the early-twentieth century were later subdivided into smaller lots.

In the history of Atlanta, the citizens who lived in this area in the first decades of this century and their successors have made this area the hub of the city's financial, political and social life. The area has retained, throughout the development, the same social and economic prominence.

### ARCHITECTURE

The West Paces Ferry Road area contains some of the finest examples of early-twentieth-century period architecture in the Atlanta metropolitan area and the state of Georgia. These period houses range from mansions to bungalows, exhibiting a wide variety of eclectic and revivalistic styles, with the Georgian, Tudor, Jacobean, and Italian Renaissance represented in greatest numbers. Significant period materials include brick, tile, slate, half-timber, weatherboard, and shingle. Construction techniques are typically load-bearing masonry or wood frame with veneer. Although varied in design, the houses are related in terms of their period characteristics, setbacks and site landscaping.

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Inventory—Nomination Form**



198

The architects associated with the evolution of the West Paces Ferry Road area are among the most notable in the nation. The firm of Hentz, Reid, Adler and Shutze designed the following homes on West Paces Ferry Road: the Nunnally-Hodgson House (A) at 1311 West Paces Ferry Road; Trygveson (F), the estate of Mr. and Mrs. Andrew Calhoun at 3418 Pinestream Road (originally fronting on West Paces Ferry Road); the estate of Mr. and Mrs. Joseph Rhodes at West Paces Ferry Road (though actually in Tuxedo Park); the home of Dr. and Mrs. Willis Jones (K) at 520 West Paces Ferry Road; the English-Chambers House (N) at 426 West Paces Ferry Road; the James L. Dickey estate, "Arden" (M), at 456 West Paces Ferry Road; and, lastly, the Regency mansion for Mr. and Mrs. Albert Thornton (P) at 105 West Paces Ferry Road.

Other notable firms to have commissions on West Paces Ferry Road include Pringle and Smith, who were primarily known for the design of commercial architecture in downtown Atlanta. This firm designed Villa Juanita at 509 West Paces Ferry Road (in Tuxedo Park). Walter T. Downing designed one of the six original estates on West Paces Ferry Road, "Craigellachie," home of John W. Grant, now the Cherokee Town and Country Club (Q) at 155 West Paces Ferry Road.

In Peachtree Heights Park, the works of Hentz, Reid and Adler, and later Hentz, Reid, Adler and Shutze, are well represented. Notable among these houses are the Tompkins House at 125 West Wesley Road and the Stuart Witham House at 2922 Andrews Drive, both of which are already listed on the National Register of Historic Places.

**LANDSCAPE ARCHITECTURE**

The West Paces Ferry Road area's significance in landscape architecture is derived from the effect of the landscaping treatment that ties together the variety of architectural styles within the estates and districts. This, in part, is due to the planning for Peachtree Heights Park, which was designed from 1911 to 1925 by the New York architectural firm of Carrere and Hastings and exhibits design characteristics showing clearly the influence of the premier landscape architect Frederick Law Olmsted. The Tuxedo Park and Valley Road Company also displayed a great deal of sensitivity to the landscape, although it is not known who designed the road layouts.

The West Andrews District is made up of several smaller land developments/subdivisions from the 1910s, but it appears today as a cohesive unit because of its landscaping, as do the larger subdivisions.

The general treatment of landscape architecture in the multiple-resources area can be termed English or naturalistic. The large houses of varying

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**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

SIGNIFICANCE

Item number 8

Page 3

198

architectural styles are surrounded by lawns, large clumps of native shrubs, and shade trees. The appearance is that of a large public park.

The landscaping of private grounds around houses was designed in a variety of ways. Sometimes the architect suggested plans for landscaping. In other cases, the architect would subcontract with a landscape architect. In still other cases, independent landscape gardeners provided their services directly to the owners. Almost all landscaping led to the same end: informal "English" landscaping with an emphasis on broad, undulating lawns and casually disposed trees, shrubbery, flower gardens, and walks.

The individual estates exhibit a remarkable range of landscape talents. The gardens and general layout of the first estate on West Paces Ferry Road, Woodhaven, are still extant. It is even more notable that a professional landscape architect or gardener had little to do with their design. Where the bowl garden is located had been an extensive ravine. "Mrs. Maddox and a mule" are credited with the intricate design that was retained when the main house was razed to make way for the Governor's Mansion in the 1960s.

The landscape design of Philip Shutze's Swan House (listed on the National Register of Historic Places in 1977) is a fine complement to this important English Renaissance Revival mansion. There is no doubt that the effectiveness of the architectural design is closely tied to the landscape which presents to the passerby the spectacular garden facade. This approach to the entry sequence was repeated in concept at "Trygveson" (F) at 3418 Pinestream Road, also designed principally by Shutze but credited to the entire firm. Little of the landscape scheme was left after the subdivision of this estate, however.

The landscaping at the Case House at 2624 Habersham Road, within Peachtree Heights Park, is worthy of special mention. The facade of this house is derived from Tintinhull House in Somerset County, England. The Tintinhull House faces extensive gardens and terraces, while a service entrance is at the rear. This English estate is surrounded by a sixteen-foot-high wall that, except for the gates, isolates it from the neighboring village quite completely. The Hentz, Reid and Adler adaptation puts the garden facade only forty feet from a busy street. The wall in front of the house is similar to that of Tintinhull and the eagle ornaments are identical. Instead of gardens, a visitor is met by a large cobbled courtyard surrounded by lush English boxwoods shaded by large red oaks. This clever adaptation and use of paving is quite unusual in a suburban setting.

Most of the individually landscaped lots are related to the style of the house. The villas have more formal planting; the English Tudor houses have a naturalistic treatment. Of particular importance is the treatment of James

[continued]

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1980

Continuation sheet

SIGNIFICANCE

Item number 8

Page 4

Owens Southwell's "Mount Dismal" at 3028 Andrews Drive in the West Andrews Historic District. The siting of the house atop a steep cliff is quite unusual. The house is placed in the back corner of a pie-shaped lot. The drive brings one to the facade opposite the street. In suburban America, this is normally the rear of the house; at Mount Dismal, it is the front. The mixture of English boxwood and American boxwood give this house a feeling of age and atmosphere that is not equaled in Atlanta. Standing in this garden, one seems transported to Sussex County. The separation from any neighbors and from the street adds to this feeling of isolation. Much of this effect is due to the design and siting of this house.

**COMMUNITY PLANNING AND DEVELOPMENT**

The area is significant in community planning because it appears as a cohesive unit developed at one time, when in reality it is the accumulation of decades of development of different types united by landscaping and sensitive architectural efforts, blending the many parts into the whole. It is an excellent example of how private estates begun in the early-twentieth century were scattered by necessity along the axis road, West Paces Ferry. Then these estates were divided, giving birth to major subdivisions. The influence of the area's wealthy and influential citizens on their contemporaries brought more of their friends to the region. But rather than add stark contrasting development to the original settlement, they continued in a similar manner. By necessity of finances and building techniques, some things had to change, but they were still in keeping with the original development. An example of this is the transition from Peachtree Heights Park along Peachtree Battle Avenue, originally begun before 1920, into Haynes Manor, primarily done in the 1930s. Mr. Haynes had similar ideas of luring new residents to his development by advertising its exclusive nature along the same lines as the Peachtree Heights Park Company had done two decades earlier. As time has matured the landscaping and roadways, the distinctions between subdivisions go unnoticed to the untrained visitor.

**LOCAL HISTORY**

By 1920, West Paces Ferry Road had ceased to be an exclusively rural community. Along the main road were the homes of seven gentlemen and their families, who had previously lived only a few blocks from each other in what is now downtown Atlanta. These included Robert Maddox, James Dickey, Jr., Morris Brandon, William Bailey Lamar, John W. Grant, William Henry Kiser, and James W. Morrow.

[continued]

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1980

Continuation sheet

SIGNIFICANCE

Item number 8

Page 5

These seven men represented professions that were the backbone of Atlanta's commercial existence. Maddox had founded the Maddox-Rucker Banking Company, which became the First National Bank of Atlanta. James L. Dickey, Jr., was the president of the Dickey-Mangham Insurance Company, which still exists. Morris Brandon was a partner and founder of the law firm of Brandon and Hynds, which continues today under a different name. William Bailey Lamar (1853-1928) was an attorney who served as attorney general for the State of Florida 1889-1903, as well as a United States congressman from Florida, 1903-1909, before moving here. John W. Grant was in real estate; William Henry Kiser, in wholesale drygoods; and James W. Morrow, Jr., with the Morrow Transfer and Storage Company.

Others soon joined these men and built their mansions along West Paces Ferry Road within the districts. Among these were the Nunnallys, who founded the J.H. Nunnally Candy Company, original owners of the Nunnally-Hodgson House (A) at 1311 West Paces Ferry Road. The Rhodes family, who built the villa at 541 West Paces Ferry Road (in Tuxedo Park), were the owners of the A.G. Rhodes Furniture Company. The Havertys, at 15 Cherokee Road (in Peachtree Heights Park), founded the Haverty Furniture Company.

Conkey Whitehead, who built the Villa Juanita at 509 West Paces Ferry Road (in Tuxedo Park), was a son of the original bottler of Coca-Cola in Atlanta and established himself in his own right in that corporation. Harry L. English, owner of the Chattahoochee Brick Company, built the English-Chambers House (N) at 426 West Paces Ferry Road.

This is to name but a few of the influential Atlantans who built and lived here. Most of them had already been neighbors in downtown Atlanta and thus followed each other to this new area.

Many had previously migrated from downtown to Inman Park, Druid Hills and Ansley Park, all of which preceded the development of this area. The Governor's Mansion itself was once downtown and later in Ansley Park. In 1967, a new mansion was built on the site of the old Maddox estate, "Woodhaven," affirming the prominence of the area. The Maddox house was razed for this purpose, although the gardens and outbuildings were saved.

#### HISTORICAL NARRATIVE

The multiple-resources area's earliest importance was its function as a trade route between Buckhead (then Irbyville) and the Standing Peachtree. Irbyville began in 1838 when Henry Irby (1807-1879), a pioneer in the region, bought Land Lot 99 (then in DeKalb County and now in Fulton County) from Daniel

[continued]

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1980

Continuation sheet

SIGNIFICANCE

Item number 8

Page 6

Johnson for \$650. Irby established a tavern and grocery store at what is now the corner of West Paces Ferry Road and Roswell Road. By 1840, the tavern and surrounding area were called Buckhead. In 1841, a post office was established and designated Irbysville, but Buckhead is the name that has remained.

The Standing Peachtree was a Creek Indian village at the confluence of Peachtree Creek and the Chattahoochee River. This village was extant during the Revolutionary War. In 1814, a fort was built at the Standing Peachtree called Fort Peachtree or Fort Gilmer. The first Peachtree Road was built at this time to connect Fort Peachtree with Fort Daniel in Gwinnett County, which had been constructed the year before. The old Peachtree Road followed a path that roughly corresponds to present-day Moore's Mill Road, West Paces Ferry Road and Peachtree Road.

In the 1820s, Hardy Pace (1785-1864) came to the area and built a house on Land Lot 158. He established a ferry ca. 1830 at the Chattahoochee River five miles from his house. The road leading from Buckhead to the site of Mr. Pace's ferry became known as Pace's Ferry Road. Later, the portion included within multiple-resources area became designated Pace's Ferry Road West. It was not until the 1950s that the portion within the area became officially known as West Paces Ferry Road. The part of the original road continuing west past U.S. 41 on to the Chattahoochee River is still called Paces Ferry Road.

From the 1820s until the early part of this century, the land between Buckhead and the ferry at the Chattahoochee River was farmland with a few log or weather-boarded houses. Beginning in 1903, this rural area began to change from farmland to a summer-home area and, still later, to a heavily settled residential neighborhood. The ferry itself closed in 1904 when an iron bridge was erected to connect Fulton and Cobb counties. Ironically, this came just as the Paces Ferry Road area itself was changing from farmland to residential.

On November 24, 1903, James L. Dickey, Sr., purchased 400 acres from F.M. Powers for \$6,000, or \$15 per acre. This included the present-day frontage along West Paces Ferry Road between Northside Drive on the west and Woodhaven Road on the northeast. At the time, Dickey lived at 381 Peachtree Street in downtown Atlanta. On May 18, 1904, Robert Foster Maddox bought seventy-three acres of land from Dickey for \$6,578. In 1911, Maddox built the first structure that could be considered a country estate. His "Woodhaven" was a large, rambling, English Tudor mansion surrounded by old oak trees and beautiful gardens. It replaced an earlier house he began in 1904. Maddox was a wealthy banker and mayor of Atlanta from 1910 to 1911. Maddox's social position attracted other wealthy Atlantans to the West Paces Ferry area, mostly neighbors from his neighborhood downtown.

[continued]

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1980

Continuation sheet

SIGNIFICANCE

Item number 8

Page 7

After the initial settlement of the area by Dickey, Maddox and others, the residential development continued in several stages. First, the building of large estates along West Paces Ferry Road itself continued well into the 1940s. This was due to the further development westward of suitable lots, as well as the division of the original estates into smaller lots, which still fronted on the main road. Secondly, subdivision development of large tracts of land began in 1911.

The first subdivision in the area came about in 1911 with the Tuxedo Park Company, headed by Charles Black. After James L. Dickey, Sr.'s death in 1910, the company bought the remainder of his estate, which adjoined the homeplace of Robert F. Maddox and encircled it on the north. The initial plan of the subdivision was to connect West Paces Ferry Road and Powers Ferry Road. The first phase of development included only the southwest portion of Land Lot 141, roughly the area today between Northside Drive on the west and the present Governor's Mansion (on the site of Woodhaven) on the east along West Paces Ferry Road. The lots were large and the houses were comparable to those existing on West Paces Ferry Road.

Contemporary with Tuxedo Park was the development of the Wesley Gray Collier estate (who died in 1906), further south in Land Lots 111, 112 and 113. The Peachtree Heights Park Company was organized for this purpose, and in 1911 it hired the New York architectural firm of Carrere and Hastings to plan the subdivision. Originally, the idea was to connect West Paces Ferry Road with Battle Avenue, laid out along the existing Franklin Avenue, originally a public road across the Collier estate connecting Peachtree Road and Howell Mill Road. The name was changed to Peachtree Battle Avenue as an added incentive to draw more people to the area. Peachtree Heights Park is in the southeast portion of the nominated area bordering Peachtree Road on the east and Peachtree Creek on the south.

The West Andrews Historic District encompasses several smaller subdivisions in the area between the Collier estate (Peachtree Heights Park) and the Dickey estate (Tuxedo Park and several private homes). At least eight different developments, starting in 1912, produced this district which, nevertheless, has a continuity of style and landscaping. The area continued to attract wealthy and prominent citizens. The streets are curvilinear, and the lots are large, narrow and deep. The houses exhibit a variety of eclectic and revivalistic styles.

In 1926, Eugene V. Haynes began the area he called Haynes Manor, west of Peachtree Heights Park. It continued north and south of Peachtree Battle Avenue, which was not extended as a divided roadway in this subdivision.

[continued]

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



980

Continuation sheet

SIGNIFICANCE

Item number 8

Page 8

By the 1930s, Tuxedo Park's Charles Black had formed the Valley Road Company, which continued the Tuxedo Park subdivision. This development surrounded the Maddox estate on three sides. The continuation of this subdivision produced roads which are generally easier to travel and conform more closely to the natural topography.

Coincident with the planning of these subdivisions came much publicity. The West Paces Ferry Road area was changing from a quiet, country road to a fashionable residential suburb. Owners of large tracts and other land developers were quick to cash in on this new popularity.

Shortly after World War I and in the early 1920s, the eastern portion of the nominated area saw the erection of several garden apartments. These were located on the western side of Peachtree Road and just east of Andrews Drive. An interesting contrast exists with the continued building of estates along West Paces Ferry Road and smaller but equally impressive structures along Andrews Drive simultaneous with the building of these apartment buildings.

After World War II, Robert F. Maddox proved himself again to be the pacesetter. In 1946, he began subdividing his estate, "Woodhaven," by selling two-thirds of his land. This action, nevertheless, left him with a sizable twenty-five-acre tract.

During the 1950s, several of his neighbors followed suit. William Howell Kiser did so in 1952 with the subdivision of "Knollwood," which includes the street of the same name. It is important to note that in this subdivision and that of Woodhaven, great care was taken to blend the development with the existing residential area. The new residents were also of the same economic and social level as the early builders.

Thus, the trend of dividing the large estates into smaller, individual lots and mini-subdivisions, a development in keeping with the manner in which the original development began, continued into the last three decades. This has been due, in part, to the expense of maintaining the large houses and grounds, as well as to the monetary values of the land.

In 1956, John W. Grant's home, Craigellachie, became the Cherokee Town and Country Club (Q), and the rest of the estate was sold to a church, a Y.M.C.A., a condominium project, and a residential developer. 1955 saw Hugh Inman Richardson's "Broadlands" (J) divided, and in 1958, Sanders McDaniel's estate (H), formerly the Lamar home, became Kingswood, the largest post-war subdivision within the multiple-resources area. At the same time, the Gately home and grounds (B) was subdivided into Paces Forrest Road and Drive.

[continued]

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



1980

Continuation sheet

SIGNIFICANCE

item number 8

Page 9

The Andrew Calhoun estate, "Trygveson" (F), divided in 1961, is an example of what can happen to a once-grand estate. The allee is now Pinestream Road, the amphitheater was replaced by a house, and some of the grand terraces are also gone. The mansion has lost all visual connection with West Paces Ferry Road, from which one can see only the gates and not the landscaped vista and grand home.

The 1970s witnessed one more division of the Dickey estate with the construction in 1970 of Glen Arden Drive and ten houses along it. They were built in various styles on lots as small as one-fourth acre. The Nunnally-Hodgson House (A), a mansion at the westernmost fringe of the nominated area, has recently been sold to developers who are converting it into condominiums. The once-grand, landscaped grounds have already been lost.

Although the main houses usually remain, almost like ancient manor houses, their relationship to the land and to West Paces Ferry Road itself has often been severely compromised.

#### PRESERVATION ACTIVITIES

This nomination arose from the desire of residents in the area to help forestall any further commercial development of this neighborhood. They wanted to recognize its significance as a historical, architectural and landscaped area, as well as its role in the development of Atlanta. Some restoration has taken place in the area, primarily at the Atlanta Historical Society, where the Swan House and the Tullie Smith House (which was moved to that site). Both are on the National Register of Historic Places and are open to the public. Two other homes listed on the National Register have been listed individually.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



8 K

Continuation sheet **BIBLIOGRAPHY &  
VERBAL BOUNDARY DESCRIPTION** Item number 9 & 10

Page 2

**BIBLIOGRAPHY (9)**

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**VERBAL BOUNDARY DESCRIPTION (10)**

As marked on the enclosed U.S.G.S. map.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Villa Lamar (West Paces Ferry Road MRA)  
Fulton County, Georgia

RESUBMISSION

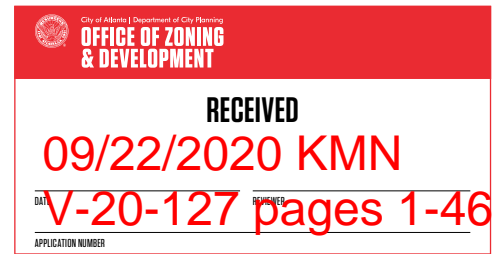
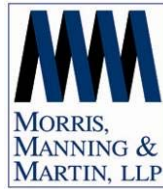
Keeper *Amy Schlager* *9/8/88*

City of Atlanta | Department of City Planning  
**OFFICE OF ZONING  
& DEVELOPMENT**

RECEIVED

DATE: 09/22/2020 REVIEWER: KMN

APPLICATION NUMBER: V-20-127



June 11, 2020

**VIA EMAIL: colteanu@atlantaga.gov**

Mr. Christian Olteanu  
Assistant Director, Land Development  
City of Atlanta  
Office of Zoning and Development  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303

**Carl E. Westmoreland**  
404-504-7799  
cew@mmmlaw.com  
www.mmmlaw.com

RE: SD-19-03/3460 Tuxedo Road

Dear Christian:

This will respond to your Department's analysis of the above subdivision application contained in the email dated February 2, 2020 from Alex Deus (attached as Exhibit "A"). Attached to that email is a memorandum from Doug Young dated February 14 in which he makes the determination that the Tuxedo Park neighborhood is "eligible for listing on the National Register of Historic Places". In summary, we believe that the revised analysis of February 28 is incorrect in the following respects because of an incorrect factual basis or because it is contrary to well-established precedent in the City's application of the Subdivision Ordinance.

1. The Tuxedo Park neighborhood is not eligible for listing on the National Register of Historic Places based on the criteria set forth in the February 14 memorandum of having greater than 50% of the properties in the neighborhood (approximately 53%) over 50 years in age. That conclusion was a reversal of the prior determination of January 17 by Doug Young (attached as Exhibit "B") that the neighborhood did not meet the criteria. The applicant has conducted its own survey of properties in the neighborhood as outlined by the City, which is attached as Exhibit "C". The applicant's survey found that only 40% (203 of 506) structures in the Tuxedo Park neighborhood possibly date to before 1969 with no significant alterations after that date. In some cases, the applicant used the Fulton County Tax Assessor's determination of the "effective year built" in evaluating the age of the properties. Also, the applicant counted vacant lots on which houses have been demolished as more recent than 50 years old, but did not include lots on which it could not be determined that houses had ever existed. The attached analysis by the applicant is more thorough and accurate than that on which the city relied for its finding of eligibility and should be definitive on this issue.

2. The City's assumption that the neighborhood is eligible for listing on the National Register leads to the City's position in item 3 of the February 28 email that new lots shall conform to the existing lot layout patterns and design in such a neighborhood according to Section 15-08.005(d)(6). We understand that the City's objection to the proposed subdivision based on this criteria centers on the south line of the proposed subdivision. Beyond the obvious point that such line has existed since creation of the existing lot, please see Exhibit "D" which highlights lots within the Tuxedo Park neighborhood with lot lines which are similarly asymmetrical. It would be very difficult to ascertain a consistent pattern of lots in the neighborhood. Finally, there is the inevitable result of this position by the City that no tract of land, regardless of size, could ever be subdivided in an eligible neighborhood if one of the existing sidelines were determined not to meet the neighborhood pattern. The absurdity of that position is apparent if you assume that the pre-subdivision parcel contains 10, 20 or more acres, such as the 18-acre lot in Tuxedo Park on which the Governor's Mansion is located.
3. Next, there is the City's position in item 8 of the February 28 memorandum that newly established sidelines which must maintain an angle of between 80 and 100 degrees as they move away from the public right-of-way, must maintain that angle all the way to the rear of the lot. That clearly has never been the interpretation by the City in previous subdivision approvals. In Exhibit "E", we have attached various subdivision plats which have been recently approved by the City and do not meet this standard:

Warren Court (2017)

Peachtree Battle (2013)

Peachtree Battle (2016)

Moore's Mill (2013)

Sanders Avenue (2019)

Noble Drive (2017)

Jett Road (2017)

4. In item 12 of the February 28 memorandum you cite Section 16-08.005(d)(5) to say that double frontage lots are prohibited and the proposed subdivision would create an additional such lot. As you know, this proposal as presented would not create a new double frontage lot because the sideline would jog so that only the existing double frontage lot would remain. Of course, there is an exception to the prohibition of double frontage lots where they're found to be "essential". There is no way to reconcile the City's determination in item 8 of your decision requiring property lines to maintain their angle all the way to the rear of the line with the prohibition on double frontage lots maintained in No. 12 of your memorandum. The City needs to apply its historic interpretation that newly created side lot lines need not maintain their angle all the way to the rear of the lot or to interpret the double frontage prohibition to allow a second double frontage lot to be created in this situation subject to the prescribed separation

from the rear traffic artery. The interpretation that the City is making on this point would, similar to that now taken regarding the inability of side lines to deviate from their initial angle again result in the absurdity that a tract of land, regardless of size, could never be subdivided if it was bordered on its front and rear by public streets.

5. Finally, the comments in items 4 and 12 of the City's decision require removal of existing accessory structures prior to approval of the proposed subdivision. Once again, this position is contrary to historic and recent City practice with regard to the interpretation of this section. Please see the approved subdivision plats for Courtenay Drive (swimming pool left on vacant lot), Sanders Avenue (accessory structure left) and Warren Court (swimming pool allowed to remain in yard adjacent to the street) which are attached in Exhibit E.

The City's position as outlined in the February 28 memorandum is, as has been pointed out, contrary to the historic interpretation of the subdivision ordinance as shown by the attached approved plats and would result in the unintended and counterproductive situation in which parcels of land containing much more than the required area for a single lot could never be subdivided. It is apparent that these interpretations have been made specifically for this proposed subdivision, as further evidenced by the fact that the issues were not raised in the September 13, 2019 CRC meeting, the report for which is attached as Exhibit "F". When the City issues its final decision on this subdivision application, we ask that it be made consistent with the City's historic interpretation of the subdivision ordinance and with a logical analysis of its provisions.

Very truly yours,

MORRIS, MANNING & MARTIN, LLP



Carl E. Westmoreland, Jr.

cc: Mr. Alex Deus (via email)  
Mr. Doug Young (via email)

# EXHIBIT A

## Janine Lattimore

---

**From:** Deus, Alex <adeus@AtlantaGa.Gov>  
**Sent:** Friday, February 28, 2020 4:34 PM  
**To:** Charlie Sears; James Martin  
**Cc:** Olteanu, Christian; Browning, Michael; Shrestha, Aashish; Holliday, Dietrick H.; Rodriguez, Juan C.; Young, Doug  
**Subject:** SD-19-039  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Please address the following items. If you have any questions, please let us know.

1. Insert application number on plat, SD-19-039.
2. Insert a purpose note, *"The purpose of this plat is to create two lots."*
3. Refer to Sec. 15-08.005(d)(6). In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets. Please refer to attachment and ensure requirement is being met, prior to the installation of infrastructure or demolition of any structures on site.
4. Prior to the approval of this plat, existing accessory building on southern lot shall be demolished. Once demolished, remove from plat and submit photos.
5. Prior to the approval of this plat, existing structures that are 30 inches above grade and located within the setbacks shall be demolished. Once demolished, remove from plat and submit photos.
6. Refer to section 16-28.006 (5) of the Zoning Ordinance for wall or fence requirements in yards. Provide supplemental information that this requirement will be met.
7. Depict existing six inch water main located with the roadway along the west side of Tuxedo Road.
8. Revise property line jog on proposed interior lot line closest to Tuxedo Road to a more tangent line. Revise the entire proposed property line to run in a single line from Tuxedo Rd. to Northside Drive.
9. GIS division has assigned addresses; southern lot is 3454 and northern lot has been assigned 3460. Insert addresses on lots.
10. Revise *"Proposed Lot Split For"* to *"Final Subdivision Plat"* on plat.
11. Section 16-08.005 (b): Each proposed subdivision plat shall indicate the buildable area of each proposed lot. In any case where yard requirements specified in parts 15 and 16 of this Code differ, the more restrictive requirement shall apply.
12. Section 16-08.005 (d)(5): Double-frontage lots shall be prohibited except where essential to provide separation of residential development from traffic arteries. In existing conditions, there is one double-frontage lot which is considered as an existing legal non-conforming lot. The proposed subdivision would create a second double-frontage lot, which would constitute an increase in the degree of existing non-conformity, which is not permissible  
The proposed subdivision would create a second double-frontage lot. The existing tennis court and swimming pool would now be located in a yard adjacent to a street. This conflicts with the provisions of Sec. 16-28.008(6): Active recreation in yards adjacent to streets.
13. Proposed subdivision on existing right-of-way should show width of pavement from face of curb to face of curb and the distance to the nearest intersecting street (on the same side of the street in both directions).
14. All lots should be numbered in numerical order and blocks lettered alphabetically.
15. Show sidewalks(s), existing and proposed. Sidewalks shall be provided along the entire frontage of subdivisions on existing streets and on both sides of proposed streets. Inquire about the sidewalk installation waiver, which would allow, through an appropriate legislative resolution as per Sec. 15-09.003, for the required sidewalks to be constructed in an alternate location.

16. Label all property pins as found, placed or set.
17. Include the Owner's Acknowledgement on the plat.
18. Final Subdivision Plat should include the City of Atlanta signatures of approval block.
19. Additional comments may be forthcoming.

#### Historic Preservation Comments

- Please see attachment.

#### Arborist Comments

- Please be advised that the additional lot creates additional building setbacks. Hardwood trees 6" dbh + and Pines 12" dbh + in building setbacks are protected from destruction. Proposed driveways for ingress to property would be exempted. Questions? contact michael browning in arborist division. 404-330-6176 / [mibrowning@atlantaga.gov](mailto:mibrowning@atlantaga.gov).

#### Fire Safety Comments

- Approved.

#### Public Works Comments

- Sidewalk and Curb are required to be shown along with all road frontages for preliminary plat approval. (code section 138-97) on Tuxedo Road and Northside Drive to the end of your Property Line (P/L). (P/L to P/L in both frontages.)
- For the sidewalk, whose width will be determined by Planning. (Ask the Planning Department if you need to include grass area between the curb and the new sidewalks.) (If the answer is yes asking for the width or other alternatives to do.)
- At the time to rebuild the driveway or driveways should be installed according to COA please look out the standard detail apply for your road frontage.
  - Driveway apron TR-B\_DR005
  - Sidewalk uses TR-B\_SW003 (with grass strip) or TR-B\_SW004 (Monolithic sidewalk with the granite curb)
  - Granite curb TR-B\_CG002 (install or reset 6 inches over the street level)

#### Site Development Comments

- Refer to comments distributed at SRC meeting.
- 

Alex Deus

Urban Planner III | Office of Zoning & Development  
City of Atlanta | Department of City Planning  
55 Trinity Ave. SW, Suite 3350 | Atlanta, GA 30303

Office: 404.546.0154 | E-fax: 404.979.7721

E-mail: [adeus@atlantaga.gov](mailto:adeus@atlantaga.gov)




# 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  
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**TIM KEANE**  
Commissioner  
**OFFICE OF DESIGN**

**TO:** Alex Deus, Urban Planner III, Office of Zoning and Development  
**CC:** Christian Olteanu, Assistant Director, Office of Zoning and Development  
**FROM:** Doug Young, Assistant Director, Office of Design   
**RE:** 3460 Tuxedo Road (SD-19-039)  
**DATE:** February 14, 2020

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The City's Land Subdivision Code has certain street layout / design and lot layout / pattern requirements for neighborhoods that are considered "historic" as defined by the Land Subdivision Ordinance.

Per Section 15-06.001(r), "historic neighborhoods" are either listed or eligible for listing in the National Register of Historic Places. Please note that this determination of eligibility is only for the purpose of completing the City's subdivision review process. (The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.)

If a neighborhood is considered to be "historic" for the purposes of the City's subdivision review process, the following two specific criteria of the City's Land Subdivision Ordinance could apply to the proposed subdivision:

- Section 15-08.002(a)(2) - *"in all historic neighborhoods in which street layout and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new streets shall conform to existing street design patterns."* and
- Section 15-08.005(d)(6) - *"in all historic neighborhood's in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new lots shall conform to existing lot layout, patterns, and design, including without limitation, orientation of lots to public street and street design patterns."*

In general, neighborhoods that are eligible for the National Register of Historic Places should be 50 years or older. When looking at whether a neighborhood should be considered a "historic neighborhood" for the purposes of the of the City's subdivision review process, a significant portion of the properties within the neighborhood should be 50 years or older, often more than 50%.

On January 17, 2020, the Office of Design Staff issued a preliminary analysis of the proposed subdivision based on the information available to the Office of Design Staff at that time, including a previously-created Dept. of City Planning-generated year of construction map and materials provided by concerned members of the public and the Tuxedo Park Civic Association. Since January 17, 2020, the Office of Design has received additional information and materials that relate to the historic neighborhood criteria in the City's Land Subdivision Code, including:

- An updated year of construction map using 1971 as the 50year benchmark year (an earlier year was used for the previously-created year of construction map);
- Additional information about the neighborhood's history, significant residents, and development provided by the Tuxedo Park Civic Association; and
- A windshield assessment of the neighborhood conducted by Office of Design Staff on February 5, 2020.

The address in question is located in the Tuxedo Park neighborhood. In looking at the aforementioned updated year of construction map, the Staff finds that there are more properties that are 50 years old or older than noted in the previously used year of construction map, in part due to the updated 50 year benchmark year. The Staff estimates that approximately 53% of the properties are 50 years old or older. In particular, the updated map shows that while there are properties that are less than 50 years old in the neighborhood, it also shows that they are more limited than previously documented and are clustered in such a way that they do not diminish or detract from the historic characteristics of the neighborhood. This physical cohesiveness was further witnessed by the Staff during their February 5, 2020 windshield assessment. As a result, the Staff finds that based on this updated information, there are enough remaining houses 50 years old or older to make the neighborhood eligible for listing on the National Register of Historic Places based the physical architectural / property integrity of the overall neighborhood. Therefore, the Tuxedo Park neighborhood should be considered a "historic neighborhood" for the purposes of the City's Land Subdivision Code.

Given the "historic neighborhood" status of Tuxedo Park for the purposes of the City's Land Subdivision Code, the Staff further finds that the "lot layout, patterns, and design are a part of and are directly related to identified elements of the neighborhood's historic character". This conclusion is based on both the consistent lot patterns utilized in the older subdivisions that now make up the present-day neighborhood and the Staff's field observation of how those lot patterns have created a relatively uniform and consistent appearance and context throughout the neighborhood. Specifically, the overall lot pattern in the neighborhood consists of mostly long, rectangular lots with straight side lot lines and with the short end of the rectangle fronting the public street. These rectangles are oriented to follow the curves of the streets and do not, in the vast majority of cases, include angles along the side lot lines.

The proposed subdivision does not produce rectangular lots that "conform to existing lot layout, patterns, and design." The resulting lots will include one lot that includes a side lot lines with an angle. While there are some lots with such a design / layout, the vast majority of the existing lots in the neighborhood do not include such a configuration.

In conclusion, based on the most recent information available to the Office of Design Staff, Staff has concluded that the proposed "lot layout, pattern, and design" does not confirm to the existing lot's "layout, patterns, and design" and as such the criteria related to "lot layout, patterns and design" has not been met.

# EXHIBIT B



## CITY OF ATLANTA

KEISHA LANCE  
BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner  
OFFICE OF DESIGN

TO: Alex Deus, Urban Planner III, Office of Zoning and Development

FROM: Doug Young, Assistant Director, Office of Design

RE: 3460 Tuxedo Road (SD-19-039)

DATE: January 17, 2020

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The City's Land Subdivision Code has certain street layout / design and lot layout/pattern requirements for neighborhoods that are considered "historic" as defined by the Land Subdivision Ordinance.

Per Section 15-06.001 (r), "historic neighborhoods" are either listed or eligible for listing in the National Register of Historic Places. Please note that this determination of eligibility is only for the purpose of completing the City's subdivision review process. (The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.)

If a neighborhood is considered to be "historic" for the purposes of the City's subdivision review process, the following two specific criteria of the City's Land Subdivision Ordinance could apply to the proposed subdivision:

- Section 15-08.002(a)(2) - *"in all historic neighborhoods in which street layout and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new streets shall conform to existing street design patterns."* and
- Section 15-08.005(d)(6) - *"in all historic neighborhood's in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new lots shall conform to existing lot layout, patterns, and design, including without limitation, orientation of lots to public street and street design patterns."*

In general, neighborhoods that are eligible for the National Register of Historic Places should be 50 years or older. When looking at whether a neighborhood should be considered a "historic neighborhood" for the purposes of the of the City's subdivision review process, the Staff finds a large portion of the properties within the neighborhood should be 50 years or older.

The address in question is located in the Tuxedo Park neighborhood. In looking at a map that contains dates of construction for properties in the neighborhood based on Fulton County tax records, Staff found there are some houses that were 50 years or older. While there are some historic houses in the neighborhood, Staff found there were not enough remaining house 50 years old or older to make the neighborhood eligible for listing on the National Register of Historic Places based the physical architectural / property integrity of the overall neighborhood.

As a part of its review of this application, Staff also considered the materials submitted by the Tuxedo Park Civic Association, dated January 8, 2020. In the cover letter of this package of materials, it is noted that the “subdivision application is within the boundaries of Tuxedo Park as listed on the National Register of Historic Places, which was added to the Register in 1980.” The Staff further researched this information and found that the database for which this conclusion is based on what appears to be a third-party, non-National Park Service database. The Staff directly searched the National Register of Historic Places database maintained by the National Park Service and did not find a listing for the Tuxedo Park neighborhood in Atlanta.

In addition, the January 8<sup>th</sup> materials included a copy of the “West Paces Ferry Road Multiple Resource Area (partial inventory)” aka “Historic Resources of West Paces Ferry Road”. This document appears to be similar to a Multiple Property Nomination context which provides background information as to the history, physical development, and potential significance of an area. However, the included document does not appear to *actually list* in the National Register of Historic Places the properties or areas referred to in the narrative. It is the Staff’s understanding that these types of documents provide background and context for *future*, specific listings in the National Register of Historic Places.

Lastly, the January 8<sup>th</sup> materials note concerns about the proposed frontage of the lot and the proposed site plan of the potential infill house. These concerns are not related to the whether or not the neighborhood, as it currently exists, would meet the definition of a “historic neighborhood” for the purposes of the City’s subdivision review process.

Therefore, based on the information it has reviewed to date, Staff finds that the Tuxedo Park neighborhood, as it exists today, would not meet the criteria for being considered historic for the purposes of the City’s subdivision review process and as a result the criteria related to “lot layout, patterns and design would not apply to the proposed subdivision. As such, Office of Design Historic Preservation Staff has no comments regarding the proposed subdivision.

Cc: Christian Olteanu, Assistant Director, Office of Zoning and Development  
File

# EXHIBIT C

# TUXEDO PARK STRUCTURE AGE ANALYSIS

In-depth research was conducted on the effective age of buildings in Tuxedo Park. Using the neighborhood boundaries provided by Doug Young at the City Of Atlanta, 506 legal property parcels were identified to be within Tuxedo Park.

The Research was conducted using a combination of publicly available data such as the Fulton Tax Assessor Records, COA permit records, MLS data, and historic aerial imagery dating from today back to the 1930's. The result of this research shows that the clear majority of the buildings in Tuxedo Park were constructed in 1970 or later.

Only 203 of the 506 parcels (40%) contain primary structures that possibly date to 1969 or earlier. Of those 203 buildings that might qualify as "historic", the majority have been determined by the Fulton County Assessors Office to have an "Effective Year Built" of 1980 or later. It is believed that further research into permit records and open records requests would reveal that many of these buildings have been Substantially Altered, making them unqualified for historic status under the National Historic Registry standards. No effort to prove this has yet been taken, since a clear majority of properties are already shown to be unqualified for historic status.

## Summary Of Findings

Page Count		Considered Historic?		
		Yes	No	Unknown/N A
3	Tuxedo Park Vacant Lots - Exhibit A1	0	4	16
12	Tuxedo Park Single Family Homes - Exhibit A2	202	210	0
2	Tuxedo Park Non-Residential Parcels - Exhibit A3	1	9	2
3	Tuxedo Park Condominium Parcels - Exhibit A4	0	62	0
	<b>TOTAL</b>	<b>203</b>	<b>285</b>	<b>18</b>

Property Count	Year Built	Date Determined By	Street Number	Street Name	Previous Home On Site?	Parcel ID	Source Link	Notes
1	Pre-1970	Research	380	Valley	Yes	17 0140 LL1277	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	Historic home torn down, counts as "new"
2	Pre-1970	Research	3620	Knollwood	Yes	17 0115 LL1104	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	Historic home torn down, counts as "new"
3	Pre-1970	Research	3546	Habersham	Yes	17 009800010188	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	Historic home torn down, counts as "new"
4	1964	Research	3563	Northside	Yes	17-0141-LL-108-6	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	Historic home torn down, counts as "new"
	NA			Blackland	No	17 009700030641		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Blackland	No	17 009700030658		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.

Property Count	Year Built	Date Determined By	Street Number	Street Name	Previous Home On Site?	Parcel ID	Source Link	Notes
	NA			Blackland	No	17 009700030690		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Blackland	No	17 009700030708		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Honour	No	17 009800010931		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA		65	Valley	No	17 009800010964		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Habersham	No	17 011500050019		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Tuxedo	No	17 0116 LL1806		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Tuxedo	No	17 0116 LL1996		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.

Property Count	Year Built	Date Determined By	Street Number	Street Name	Previous Home On Site?	Parcel ID	Source Link	Notes
	NA			Valley	No	17 0140 LL0592		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Valley	No	17 0140 LL1640		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA		3543	Northside	No	17 0141 LL1078		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Tuxedo	No	17 0141 LL1466		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA		589	Paces Ferry	No	17 0141 LL1607		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Knollwood	Unknown	17 0116 LL1384		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.
	NA			Honour	Unknown	17 009800010055		Property not counted as either new or historic. No known buildings, but further research may reveal historic buildings removed.

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
1	2020	Research	3668	Tuxedo	17 0140 LL1616		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
2	2020	Research	312	Blackland	17 0140 LL0923	1980	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
3	2020	Research	300	Blackland	17 0116 LL1210	2016	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
4	2020	Research	3740	Powers Ferry	17 009700030047	1970	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
5	2020	Research	3626	Tuxedo	17 014000010145	1990	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
6	2020	Research	111	Valley	17 0115 LL0833		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
7	2020	Research	3391	Tuxedo	17 0141 LL0195	1980	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
8	2020	Research	347	Valley	17 0140 LL1749		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
9	2020	Research	3727	Tuxedo	17 0116 LL0519		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
10	2020	Research	3365	Knollwood	17 0115 LL0726	1990	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
11	2020	Research	3456	Knollwood	17 0115 LL0569	1990	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
12	2020	Research	348	Valley	17 0140 LL1798		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
13	2019	Research	3627	Tuxedo	17 0141 LL1250	1990	<a href="https://www.buckhead.com/properties/3627-tuxedo-road/">https://www.buckhead.com/properties/3627-tuxedo-road/</a> <a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
14	2019	Research	437	Valley	17 0140 LL0782	1970	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
15	2019	Research	389	Blackland	17 0140 LL0899	1970	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
16	2019	Research	3517	Knollwood	17 0115 LL0122	1965	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
17	2019	Research	51	Blackland	17 009700030625		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
18	2019	Research	45	Valley	17 0115 LL0452	1985	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
19	2019	Research	3570	Knollwood	17 0115 LL0759	1980	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
20	2018	Tax Records	358	Valley	17 0140 LL1806			
21	2018	Tax Records	459	Blackland	17 0140 LL1780			
22	2018	Tax Records	3540	Woodhaven	17 0141 LL0401			
23	2018	Tax Records	3540	Knollwood	17 0115 LL0791			
24	2016	Tax Records	142	Blackland	17 0116 LL1111			
25	2016	Tax Records	147	Blackland	17 011600010236			
26	2016	Tax Records	251	Valley	17 0116 LL0659			
27	2016	Tax Records	3430	Knollwood	17 0115 LL0551			
28	2016	Tax Records	3566	Habersham	17 009800010519			
29	2016	Tax Records	3665	Tuxedo	17 0140 LL1145			
30	2015	Tax Records	18	Blackland	17 009700030740			
31	2015	Tax Records	33	Blackland	17 009700030823			
32	2015	Tax Records	37	Honour	17 009800010774			
33	2015	Tax Records	161	Blackland	17 0116 LL2051			
34	2015	Tax Records	3383	Knollwood	17 0115 LL0718			
35	2015	Tax Records	3403	Tuxedo	17 0141 LL0963			
36	2015	Tax Records	3554	Habersham	17 009800010501			
37	2015	Tax Records	3659	Northside	17 014000010046			
38	2015	Tax Records		Tuxedo	17 014000030051			
39	2014	Tax Records	31	Honour	17 009800010675			
40	2014	Tax Records	89	Blackland	17 0116 LL0394			
41	2014	Tax Records	3325	Woodhaven	17 011500030094			
42	2013	Tax Records	58	Blackland	17 009700030872			

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
43	2013	Tax Records	95	Valley	17 0115 LL0940			
44	2013	Tax Records	100	Valley	17 0115 LL0387			
45	2013	Tax Records	133	Blackland	17 0116 LL0121			
46	2013	Tax Records	3358	Habersham	17 0115 LL0544			
47	2013	Tax Records	3395	Knollwood	17 0115 LL0643			
48	2013	Tax Records	3560	Woodhaven	17 0141 LL0393			
49	2012	Tax Records	3574	Tuxedo	17 0141 LL1227			
50	2011	Tax Records	33	Honour	17 009800011343			
51	2010	Tax Records	35	Honour	17 009800011350			
52	2010	Tax Records	3596	Habersham	17 009800010238			
53	2009	Tax Records	70	Valley	17 0115 LL1070			
54	2009	Tax Records	113	Valley	17 0115 LL0411			
55	2009	Tax Records	421	Blackland	17 0140 LL0907			
56	2009	Tax Records	3555	Woodhaven	17 0141 LL0955			
57	2008	Research	330	Blackland	17 0140 LL0113	1990	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	this home was built as a 1-story ranch. It was substantially altered in the 2000's to be a 2-story home with completely different architecture. Photo evidence at link
58	2008	Tax Records	155	Blackland	17 0116 LL2036			
59	2008	Tax Records	300	Valley	17 0116 LL1293			
60	2008	Tax Records	439	Blackland	17 0140 LL0816			
61	2008	Tax Records	3470	Tuxedo	17 0141 LL0716			
62	2008	Tax Records	3516	Woodhaven	17 0141 LL0419	2011		
63	2007	Tax Records	59	Blackland	17 009700030534			
64	2007	Tax Records	67	Blackland	17 009700030732			
65	2007	Tax Records	125	Blackland	17 0116 LL0337			
66	2007	Tax Records	145	Blackland	17 0116 LL2028			
67	2007	Tax Records	400	Valley	17 0140 LL0394			
68	2007	Tax Records	3750	Tuxedo	17 0116 LL0683			
69	2006	Tax Records	98	Valley	17 0115 LL0379			
70	2006	Tax Records	266	Valley	17 0116 LL1285			
71	2006	Tax Records	375	Blackland	17 0140 LL0527			
72	2006	Tax Records	3370	Habersham	17 0115 LL0775			
73	2006	Tax Records	3444	Tuxedo	17 0141 LL1045			
74	2006	Tax Records	3600	Habersham	17 009800010246			
75	2006	Tax Records	3799	Northside	17 0140 LL0220			
76	2005	Research	3584	Woodhaven	17 0141 LL0856	1990	<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	this home was substantially remodeled in 2005 and again in 2018. This included new changes to the footprint and removal of all exterior materials (brick/roof) and replacement with new. this is confirmed by aerial photos and site plan
77	2005	Tax Records	72	Blackland	17 011600010145			
78	2005	Tax Records	150	Blackland	17 0116 LL0469			

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
79	2005	Tax Records	450	Blackland	17 0140 LL0196	2011		
80	2005	Tax Records	3497	Woodhaven	17 0141 LL1243			
81	2005	Tax Records	3680	Tuxedo	17 0116 LL1343			
82	2004	Tax Records	216	Blackland	17 011600010277			
83	2004	Tax Records	532	Valley	17 014000010012			
84	2004	Tax Records	3453	Knollwood	17 0115 LL0171	2016		
85	2002	Tax Records	39	Honour	17 009800010105			
86	2002	Tax Records	427	Valley	17 0140 LL0295			
87	2002	Tax Records	515	Paces Ferry	17 0141 LL0914			
88	2002	Tax Records	544	Valley	17 014000010020			
89	2002	Tax Records	3589	Knollwood	17 0115 LL0080			
90	2002	Tax Records	3631	Tuxedo	17 0141 LL0997			
91	2002	Tax Records	3636	Tuxedo	17 014000030010			
92	2001	Tax Records	40	Blackland	17 009700030492			
93	2001	Tax Records	89	Honour	17 009800010170			
94	2001	Tax Records	95	Honour	17 009800010972			
95	2001	Tax Records	3394	Knollwood	17 011500030029			
96	2001	Tax Records	3420	Woodhaven	17 0141 LL0476			
97	2001	Tax Records	3439	Knollwood	17 0115 LL0189			
98	2000	Tax Records	3671	Tuxedo	17 0116 LL1988		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
99	2000	Tax Records	17	abersham Cove	17 0097 LL1585			
100	2000	Tax Records	25	abersham Cove	17 0097 LL1577			
101	2000	Tax Records	54	abersham Cove	17 0097 LL1502			
102	2000	Tax Records	449	Blackland	17 0140 LL0915			
103	2000	Tax Records	3407	Woodhaven	17 0141 LL0542			
104	1999	Tax Records	11	Putnam	17 0116 LL0766			
105	1999	Tax Records	33	abersham Cove	17 0097 LL1569			
106	1999	Tax Records	41	abersham Cove	17 0097 LL1551			
107	1999	Tax Records	49	abersham Cove	17 0097 LL1544			
108	1999	Tax Records	53	abersham Cove	17 0097 LL1536			
109	1999	Tax Records	57	abersham Cove	17 0097 LL1528			
110	1999	Tax Records	58	abersham Cove	17 0097 LL1510			
111	1999	Tax Records	79	Honour	17 009800010949			
112	1999	Tax Records	135	abersham Valle	17 009800150042			
113	1999	Tax Records	3375	Woodhaven	17 0141 LL0781			
114	1999	Tax Records	3611	Tuxedo	17 014000030036			
115	1998	Tax Records	17	Blackland	17 009700030815			
116	1998	Tax Records	120	abersham Valle	17 009800150059			
117	1998	Tax Records	3494	Tuxedo	17 0141 LL1391			

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
118	1998	Tax Records	3565	Tuxedo	17 0141 LL1003	2011		
119	1998	Tax Records	3669	Tuxedo	17 0116 LL1939			
120	1998	Tax Records	3676	Tuxedo	17 0116 LL1855			
121	1997	Tax Records	10	Valley	17 0115 LL1088			
122	1997	Tax Records	49	Habersham Cove	17 0097 LL1486			
123	1997	Tax Records	63	Habersham Cove	17 0097 LL1494			
124	1997	Tax Records	88	Blackland	17 011600020060			
125	1997	Tax Records	111	Habersham Valle	17 009800150026			
126	1997	Tax Records	134	Blackland	17 0116 LL1970	2011		
127	1997	Tax Records	205	Valley	17 0116 LL1137			
128	1997	Tax Records	457	Valley	17 0140 LL1723			
129	1997	Tax Records	527	Paces Ferry	17 0141 LL0922			
130	1997	Tax Records	3540	Habersham	17 009800150018			
131	1997	Tax Records	3650	Tuxedo	17 0140 LL1681	2005		
132	1996	Research	52	Blackland	17 009700030880	1980	<a href="https://www.redfin.com/GA/Atlanta/52-Blackland-Rd-NW-30342/home/55219072#property-details">https://www.redfin.com/GA/Atlanta/52-Blackland-Rd-NW-30342/home/55219072#property-details</a> <a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	
133	1996	Tax Records	57	Honour	17 009800010915			
134	1996	Tax Records	82	Blackland	17 011600010293			
135	1996	Tax Records	92	Blackland	17 011600020086			
136	1996	Tax Records	130	Blackland	17 0116 LL1962			
137	1996	Tax Records	211	Blackland	17 011600010301			
138	1996	Tax Records	3587	Tuxedo	17 0141 LL1383			
139	1996	Tax Records	3622	Tuxedo	17 014000010111			
140	1995	Research	3452	Woodhaven	17 0141 LL0450		<a href="https://iaspublicaccess.fultoncountygga.gov">https://iaspublicaccess.fultoncountygga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	Substantial construction/ changes in 1995 as noted in the permit records
141	1995	Tax Records	40	Honour	17 009800010865	2010		
142	1995	Tax Records	124	Blackland	17 0116 LL1954			
143	1994	Tax Records	143	Blackland	17 0116 LL1921			
144	1994	Tax Records	3438	Woodhaven	17 0141 LL0468			
145	1993	Tax Records	70	Honour	17 009800010857	1996		
146	1993	Tax Records	139	Blackland	17 0116 LL1913			
147	1993	Tax Records	420	Valley	17 0140 LL1467			
148	1993	Tax Records	3435	Woodhaven	17 0141 LL0559			
149	1993	Tax Records	3530	Tuxedo	17 0141 LL1441			
150	1993	Tax Records	3595	Tuxedo	17 014000030028			
151	1992	Tax Records	3617	Tuxedo	17 014000030044			
152	1991	Tax Records	81	Putnam	17 0116 LL1772			

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
153	1990	Research	3700	Tuxedo	17 0116 LL1350	1990		Home was totally altered in 1990 with a new, 2nd floor, interior, exterior, and floorplan. The current structure is of a different style, shape, and material than the pre-1990 structure
154	1990	Tax Records	15	Valley	17 011500040010			
155	1990	Tax Records	81	Blackland	17 009700030294			
156	1990	Tax Records	86	Blackland	17 011600020078			
157	1990	Tax Records	89	Blackland	17 011600020011			
158	1990	Tax Records	90	Blackland	17 011600020052			
159	1990	Tax Records	114	Blackland	17 0116 LL1483	2004		
160	1990	Tax Records	125	Habersham Valle	17 009800150034			
161	1990	Tax Records	401	Valley	17 0140 LL0154			
162	1990	Tax Records	3530	Habersham	17 009800150067			
163	1990	Tax Records	3594	Tuxedo	17 014000020029	2011		
164	1990	Tax Records	3605	Tuxedo	17 014000020045			
165	1990	Tax Records	3633	Tuxedo	17 0141 LL0369			
166	1989	Tax Records	91	Blackland	17 011600020029			
167	1989	Tax Records	91	Putnam	17 0116 LL1764	1990		
168	1989	Tax Records	92	Blackland	17 011600020045			
169	1989	Tax Records	93	Blackland	17 011600020037			
170	1989	Tax Records	129	Valley	17 0116 LL0576			
171	1989	Tax Records	3417	Tuxedo	17 0141 LL1474	1995		
172	1989	Tax Records	3496	Habersham	17 009800030046	1990		
173	1989	Tax Records	3600	Tuxedo	17 014000020037			
174	1989	Tax Records	3628	Tuxedo	17 014000020011			
175	1988	Research	295	Paces Ferry	17 011500030110	1995		A study of the 1978-1993 aerial photos at <a href="https://www.historicaerials.com/viewer">https://www.historicaerials.com/viewer</a> shows that the home was substantially altered in the 1980's and the footprint roughly doubled. The current structure is of a different style, shape, and material than the pre-1980 structure
176	1988	Tax Records	3764	Powers Ferry	17 009700030013			
177	1986	Tax Records	105	Blackland	17 0116 LL1749			
178	1986	Tax Records	3290	Habersham	17 011500050035	2010		
179	1986	Tax Records	3300	Habersham	17 011500050027	1990		
180	1985	Tax Records	40	Valley	17 0115 LL1021			
181	1985	Tax Records	140	Valley	17 0115 LL0965			
182	1985	Tax Records	3446	Habersham	17 011500040028			
183	1985	Tax Records	3456	Habersham	17 011500040036			
184	1985	Tax Records	3476	Habersham	17 011500040051			
185	1985	Tax Records	3629	Tuxedo	17 0141 LL1268	1996		
186	1984	Tax Records	3260	Habersham	17 011500050068			
187	1984	Tax Records	3466	Habersham	17 011500040044	1988		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
188	1984	Tax Records	3486	Habersham	17 011500040069	1990		
189	1983	Tax Records	3270	Habersham	17 011500050050			
190	1983	Tax Records	3475	Woodhaven	17 0141 LL0765			
191	1983	Tax Records	3535	Tuxedo	17 0141 LL1482			
192	1983	Tax Records	3584	Habersham	17 009800010824	1990		
193	1982	Tax Records	3280	Habersham	17 011500050043			
194	1982	Tax Records	3410	Habersham	17 0115 LL0973	1990		
195	1981	Tax Records	170	Valley	17 0116 LL1731	2000		
196	1981	Tax Records	215	Valley	17 0116 LL1715			
197	1981	Tax Records	3571	Tuxedo	17 0141 LL1318	1996		
198	1980	Tax Records	200	Valley	17 0116 LL1665			
199	1980	Tax Records	3359	Woodhaven	17 011500030045	2010		
200	1980	Tax Records	3434	Habersham	17 0115 LL0924	1990		
201	1980	Tax Records	3586	Tuxedo	17 0141 LL1375	2005		
202	1979	Tax Records	3590	Tuxedo	17 0141 LL1409			
203	1978	Tax Records	3545	Tuxedo	17 0141 LL1490			
204	1978	Tax Records	3551	Tuxedo	17 0141 LL1292	2010		
205	1975	Tax Records	3420	Tuxedo	17 0141 LL1516	2010		
206	1974	Tax Records	3500	Tuxedo	17 0141 LL1177	1990		
207	1974	Tax Records	3557	Tuxedo	17 0141 LL1300	2000		
208	1973	Tax Records	3576	Tuxedo	17 0141 LL1433			
209	1971	Tax Records	225	Blackland	17 0116 LL1608	2010		
210	1970	Tax Records	95	Blackland	17 0116 LL0386			
1	1966	Tax Records	450	Valley	17 0140 LL1335	1990		This home was substantially altered around 2014.
2	1966	Tax Records	105	Valley	17 0115 LL0957	1990		
3	1963	Tax Records	470	Valley	17 0140 LL1327	1995		
4	1962	Tax Records	110	Blackland	17 0116 LL1459	1995		
5	1962	Tax Records	3415	Knollwood	17 0115 LL0809	1970		
6	1962	Tax Records	3562	Knollwood	17 0115 LL0783	1990		
7	1962	Tax Records	3585	Northside	17 0141 LL1029	1980		
8	1960	Tax Records	62	Blackland	17 011600010152	1970		
9	1960	Tax Records	202	Valley	17 0116 LL1376	1985		
10	1960	Tax Records	415	Valley	17 0140 LL0303	1998		
11	1959	Tax Records	90	Blackland	17 011600010285	1980		
12	1959	Tax Records	204	Blackland	17 011600010038	1995		
13	1959	Tax Records	3320	Habersham	17 011500030102	1990		
14	1958	Tax Records	110	Blackland	17 011600010111	1980		
15	1958	Tax Records	115	Blackland	17 011600010178	1980		
16	1958	Tax Records	122	Blackland	17 011600010103	2013		
17	1958	Tax Records	130	Blackland	17 011600010095	1970		
18	1958	Tax Records	180	Blackland	17 011600010053	1980		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
19	1958	Tax Records	201	Blackland	17 011600010269	1980		
20	1958	Tax Records	511	Valley	17 0140 LL0238	1970		
21	1958	Tax Records	3412	Knollwood	17 0115 LL0601	1990		
22	1958	Tax Records	3470	Woodhaven	17 0141 LL0443	2016		
23	1958	Tax Records	3623	Knollwood	17 0116 LL1681	1970		
24	1958	Tax Records	3691	Tuxedo	17 0116 LL1244	1965		
25	1957	Tax Records	91	Blackland	17 011600010251	1995		
26	1957	Tax Records	98	Blackland	17 011600010319	1980		
27	1957	Tax Records	115	Blackland	17 0116 LL0345	1980		
28	1957	Tax Records	160	Blackland	17 011600010079	2010		
29	1957	Tax Records	163	Blackland	17 011600010244	1996		
30	1957	Tax Records	172	Blackland	17 011600010061	2010		
31	1957	Tax Records	3353	Knollwood	17 0115 LL0734	1996		
32	1957	Tax Records	3439	Tuxedo	17 0141 LL1011	1980		
33	1957	Tax Records	3510	Knollwood	17 0115 LL0692	1990		
34	1956	Tax Records	116	Valley	17 0115 LL0395	1990		
35	1956	Tax Records	144	Blackland	17 011600010087	1970		
36	1956	Tax Records	165	Valley	17 0116 LL1871	1990		
37	1956	Tax Records	192	Blackland	17 011600010046	1990		
38	1956	Tax Records	345	Valley	17 0140 LL1194	2005		
39	1956	Tax Records	364	Valley	17 0140 LL1236	1990		
40	1956	Tax Records	418	Blackland	17 0140 LL0170	1970		
41	1956	Tax Records	480	Valley	17 0140 LL1202	1990		
42	1956	Tax Records	496	Valley	17 0140 LL1210	1990		
43	1956	Tax Records	539	Paces Ferry	17 0141 LL0930	2000		
44	1956	Tax Records	3460	Tuxedo	17 0141 LL1110	1990		
45	1956	Tax Records	3502	Woodhaven	17 0141 LL0427	1995		
46	1955	Tax Records	366	Blackland	17 0140 LL1129	1990		
47	1955	Tax Records	469	Blackland	17 0140 LL1731	2016		
48	1955	Tax Records	3364	Knollwood	17 011500030060	1990		
49	1955	Tax Records	3365	Woodhaven	17 011500030011	2000		
50	1955	Tax Records	3570	Habersham	17 009800010212	1990		
51	1955	Tax Records	3603	Knollwood	17 0115 LL0866	1990		
52	1955	Tax Records	3606	Habersham	17 009800010253	1980		
53	1955	Tax Records	3625	Tuxedo	17 0141 LL0773	1990		
54	1954	Tax Records	24	Blackland	17 009700030609	1980		
55	1954	Tax Records	45	Blackland	17 009700030765	1980		
56	1954	Tax Records	350	Blackland	17 0140 LL1186	2005		
57	1954	Tax Records	380	Blackland	17 0140 LL1111	1970		
58	1954	Tax Records	404	Blackland	17 0140 LL0162			
59	1954	Tax Records	3378	Knollwood	17 011500030037	1990		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
60	1954	Tax Records	3488	Woodhaven	17 0141 LL0435	1990		
61	1954	Tax Records	3526	Knollwood	17 0115 LL0700	1980		
62	1954	Tax Records	3710	Powers Ferry	17 009700030088	1970		
63	1954	Tax Records	3748	Powers Ferry	17 009700030039	1980		
64	1953	Tax Records	35	Valley	17 0115 LL0460	2007		
65	1953	Tax Records	145	Valley	17 0116 LL1319	1990		
66	1953	Tax Records	289	Paces Ferry	17 011500030128	1985		
67	1953	Tax Records	3330	Habersham	17 011500030086	1990		
68	1953	Tax Records	3370	Woodhaven	17 0141 LL0500	1988		
69	1953	Tax Records	3430	Tuxedo	17 0141 LL1052	1990		
70	1953	Tax Records	3488	Knollwood	17 0115 LL0031	1990		
71	1953	Tax Records	3573	Knollwood	17 0115 LL0098	1990		
72	1953	Tax Records	3641	Northside	17 014000010061	1995		
73	1952	Tax Records	21	Blackland	17 009700030450	1985		
74	1952	Tax Records	71	Blackland	17 009700030278	1970		
75	1952	Tax Records	309	Blackland	17 0140 LL0691	1985		
76	1952	Tax Records	468	Blackland	17 0140 LL1004	2000		
77	1952	Tax Records	471	Valley	17 0140 LL1715	1996		
78	1952	Tax Records	3404	Woodhaven	17 0141 LL0484	1990		
79	1952	Tax Records	3503	Knollwood	17 0115 LL0130	1990		
80	1952	Tax Records	3584	Tuxedo	17 014000010079	1990		
81	1952	Tax Records	3639	Tuxedo	17 0141 LL1599	1980		
82	1952	Tax Records	3645	Northside	17 014000010053	1980		
83	1952	Tax Records	3671	Northside	17 014000010038	1985		
84	1952	Tax Records	3707	Tuxedo	17 0116 LL1723	1990		
85	1951	Tax Records	118	Blackland	17 0116 LL1491	1995		
86	1951	Tax Records	200	Blackland	17 0116 LL1798	1970		
87	1951	Tax Records	329	Blackland	17 0140 LL1038	2000		
88	1951	Tax Records	3392	Woodhaven	17 0141 LL0492	1995		
89	1951	Tax Records	3469	Knollwood	17 0115 LL0668	1990		
90	1951	Tax Records	3489	Knollwood	17 0115 LL0148	1990		
91	1951	Tax Records	3543	Woodhaven	17 0141 LL0617	1980		
92	1951	Tax Records	3600	Tuxedo	17 014000010087	1990		
93	1951	Tax Records	3796	Powers Ferry	17 0097 LL0017	1980		
94	1950	Tax Records	77	Blackland	17 009700030286	1995		
95	1950	Tax Records	409	Blackland	17 0140 LL0857	1970		
96	1950	Tax Records	436	Blackland	17 0140 LL0188	1970		
97	1950	Tax Records	510	Valley	17 0140 LL1657	1995		
98	1950	Tax Records	3350	Knollwood	17 011500030078	1995		
99	1950	Tax Records	3440	Knollwood	17 0115 LL0577	2016		
100	1950	Tax Records	3468	Knollwood	17 0115 LL0593	1990		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
101	1950	Tax Records	3580	Habersham	17 009800010816	1995		
102	1950	Tax Records	3612	Tuxedo	17 014000010095	1990		
103	1950	Tax Records	3616	Habersham	17 009800010261	1980		
104	1950	Tax Records	3718	Powers Ferry	17 009700030070			
105	1950	Tax Records	3726	Powers Ferry	17 009700030062	1980		
106	1950	Tax Records	3734	Powers Ferry	17 009700030054	1985		
107	1950	Tax Records	3756	Powers Ferry	17 009700030021	1980		
108	1949	Tax Records	15	Putnam	17 0116 LL0188	1990		
109	1949	Tax Records	20	Valley	17 0115 LL1096	2016		
110	1949	Tax Records	41	Blackland	17 009700030773	1980		
111	1949	Tax Records	42	Blackland	17 009700030484	1970		
112	1949	Tax Records	44	Blackland	17 009700030476	1990		
113	1949	Tax Records	101	Blackland	17 0116 LL1756	1980		
114	1949	Tax Records	447	Valley	17 0140 LL0790	2000		
115	1949	Tax Records	3393	Woodhaven	17 0141 LL0534	1990		
116	1949	Tax Records	3455	Woodhaven	17 0141 LL0989	2005		
117	1949	Tax Records	3511	Woodhaven	17 0141 LL1235	1980		
118	1949	Tax Records	3527	Woodhaven	17 0141 LL0609	1995		
119	1948	Tax Records	63	Blackland	17 009700030252	1980		
120	1948	Tax Records	171	Blackland	17 0116 LL0089	1980		
121	1948	Tax Records	3537	Knollwood	17 0115 LL0114	2000		
122	1947	Tax Records	485	Valley	17 0140 LL1384	2000		
123	1947	Tax Records	3618	Tuxedo	17 014000010103	2014		
124	1946	Tax Records	60	Honour	17 009800010873	2007		
125	1945	Tax Records	16	Blackland	17 009700030757	1970		
126	1945	Tax Records	27	Honour	17 009800010683	1980		
127	1945	Tax Records	53	Honour	17 009800010907	1970		
128	1945	Tax Records	3496	Knollwood	17 0115 LL0049	2011		
129	1945	Tax Records	3510	Habersham	17 009800030038	1990		
130	1945	Tax Records	3555	Knollwood	17 0115 LL0106	2010		
131	1945	Tax Records	3585	Woodhaven	17 0141 LL0948	1985		
132	1943	Tax Records	14	Putnam	17 0116 LL0287	1985		
133	1943	Tax Records	20	Putnam	17 0116 LL0295	1990		
134	1943	Tax Records	23	Putnam	17 0116 LL0170	1987		
135	1943	Tax Records	3374	Habersham	17 0115 LL0239	1990		
136	1942	Tax Records	49	Putnam	17 0116 LL0154	1990		
137	1942	Tax Records	56	Putnam	17 0116 LL0329	1990		
138	1942	Tax Records	68	Honour	17 009800010840	1990		
139	1941	Tax Records	44	Putnam	17 0116 LL0311	1990		
140	1941	Tax Records	50	Valley	17 0115 LL1039	1996		
141	1941	Tax Records	57	Putnam	17 0116 LL0147	1990		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
142	1941	Tax Records	109	Blackland	17 0116 LL1145	1990		
143	1941	Tax Records	3378	Habersham	17 0115 LL0247	1996		
144	1941	Tax Records	3617	Tuxedo	17 0141 LL0310	1990		
145	1941	Tax Records	3770	Powers Ferry	17 0097 LL0058	1970		
146	1941	Tax Records	3780	Powers Ferry	17 0097 LL0033	1980		
147	1941	Tax Records	3788	Powers Ferry	17 0097 LL0025	2010		
148	1940	Tax Records	2	Putnam	17 0116 LL0261	1990		
149	1940	Tax Records	25	Honour	17 009800010063	1985		
150	1940	Tax Records	37	Putnam	17 0116 LL0162	1990		
151	1940	Tax Records	40	Putnam	17 0116 LL0303	1990		
152	1940	Tax Records	63	Honour	17 009800010923	1990		
153	1940	Tax Records	3382	Habersham	17 0115 LL0254	1990		
154	1940	Tax Records	3640	Tuxedo	17 0140 LL1699			
155	1940	Tax Records	3781	Tuxedo	17 0116 LL0493	1990		
156	1939	Tax Records	175	Blackland	17 0116 LL0071	1990		
157	1939	Tax Records	3461	Tuxedo	17 0141 LL0880	1980		
158	1939	Tax Records	3776	Powers Ferry	17 0097 LL0041	1980		
159	1938	Tax Records	10	Putnam	17 0116 LL0279	1990		
160	1938	Tax Records	291	Valley	17 0116 LL0634	1990		
161	1938	Tax Records	3400	Tuxedo	17 0141 LL0179	1990		
162	1938	Tax Records	3400	Habersham	17 0115 LL0981	1990		
163	1938	Tax Records	3719	Tuxedo	17 0116 LL1194	1990		
164	1937	Tax Records	205	Blackland	17 0116 LL1541	1995		
165	1937	Tax Records	250	Blackland	17 0116 LL0709	1980		
166	1937	Tax Records	262	Blackland	17 0116 LL0717	2000		
167	1937	Tax Records	281	Blackland	17 0116 LL1640	1990		
168	1937	Tax Records	3418	Habersham	17 0115 LL0916	1990		
169	1937	Tax Records	3495	Tuxedo	17 0141 LL0278	1996		
170	1937	Tax Records	3619	Tuxedo	17 0141 LL0328	1990		
171	1936	Tax Records	195	Valley	17 0116 LL1889	1990		
172	1936	Tax Records	3554	Tuxedo	17 0141 LL1425	1980		
173	1936	Tax Records	3753	Tuxedo	17 0116 LL0501	1990		
174	1936	Tax Records	3795	Tuxedo	17 0116 LL0485	1988		
175	1936	Tax Records	3807	Tuxedo	17 0116 LL0477	1995		
176	1935	Tax Records	280	Blackland	17 0116 LL0725	1988		
177	1935	Tax Records	3475	Tuxedo	17 0141 LL0260	1990		
178	1935	Tax Records	3651	Tuxedo	17 0140 LL0493	1980		
179	1934	Tax Records	65	Valley	17 0115 LL0445	2011		
180	1934	Tax Records	285	Valley	17 0116 LL0642	1984		
181	1933	Tax Records	3541	Tuxedo	17 0141 LL1102	1990		
182	1932	Tax Records	3661	Tuxedo	17 0140 LL0477	1985		

Property Count	Year Built	Date Determined By	House Number	Street Name	Parcel ID	Effective Yr Built(From TAX Records)	Source Link	Notes
183	1931	Tax Records	3351	Woodhaven	17 011500030052	1970		
184	1931	Tax Records	3540	Tuxedo	17 0141 LL1060	1990		
185	1930	Tax Records	69	Honour	17 009800010956	1990		
186	1930	Tax Records	225	Valley	17 0116 LL0675	1980		
187	1930	Tax Records	563	Paces Ferry	17 0141 LL1508	1980		
188	1929	Tax Records	25	Valley	17 011500040077	1995		
189	1929	Tax Records	315	Valley	17 0140 LL0345	1970		
190	1929	Tax Records	591	Paces Ferry	17 0141 LL1458	1985		
191	1929	Tax Records	3488	Tuxedo	17 0141 LL0070	1990		
192	1929	Tax Records	3655	Tuxedo	17 0140 LL1459	1980		
193	1929	Tax Records	3656	Tuxedo	17 0140 LL0436	1990		
194	1928	Tax Records	3564	Tuxedo	17 0141 LL1037	2011		
195	1927	Tax Records	3407	Tuxedo	17 0141 LL1417	2000		
196	1927	Tax Records	3425	Tuxedo	17 0141 LL0229	1990		
197	1927	Tax Records	3521	Northside	17 0141 LL1185	1980		
198	1927	Tax Records	3764	Tuxedo	17 0116 LL0758	1996		
199	1926	Tax Records	541	Paces Ferry	17 0141 LL0153	2000		
200	1926	Tax Records	3414	Habersham	17 0115 LL0288	1990		
201	1922	Tax Records	509	Paces Ferry	17 0141 LL0187	2016		
202	1920	Tax Records	3537	Tuxedo	17 0141 LL1094	1990		

Property Count	Year Built	Date Determined By	Street Number	Street Name	Parcel ID	Source Link	Notes
1	2020	Research	0	Powers Ferry	17 009700030716	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that were 1955 or older homes torn down for the power station so they count as "newer" homes
2	2020	Research		Powers Ferry	17 009700030831	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that were 1955 or older homes torn down for the power station so they count as "newer" homes
3	2020	Research		Powers Ferry	17 009700030849	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that were 1955 or older homes torn down for the power station so they count as "newer" homes
4	2007	Tax Records	3658	Roswell	17 0097 LL0744		
5	2002	Research		Roswell	17 0097 LL0736	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that previously each had a pre-1970 commercial building in the past, but are now a single cvs built in circa 2002
6	2002	Research		Roswell	17 0097 LL0777	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that previously each had a pre-1970 commercial building in the past, but are now a single cvs built in circa 2002
7	2002	Research		Roswell	17 0097 LL0785	<a href="https://iaspublicaccess.fultoncountyga.gov">https://iaspublicaccess.fultoncountyga.gov</a> and <a href="https://aca-prod.accela.com/ATLANTA_GA/Default.aspx">https://aca-prod.accela.com/ATLANTA_GA/Default.aspx</a> and <a href="https://www.historicaerials.com/">https://www.historicaerials.com/</a>	One of three lots that previously each had a pre-1970 commercial building in the past, but are now a single cvs built in circa 2002

Property Count	Year Built	Date Determined By	Street Number	Street Name	Parcel ID	Source Link	Notes
8	1994	Tax Records	3652	Roswell	17 0097 LL0660		
9	1982	Tax Records	3650	Habersham	17 009800010832		
1	1958	Tax Records	10	Blackland	17 0097 LL0702		
		Unknown	265	Blackland	17 0116 LL1418		
		Unknown	391	Paces Ferry	17 0141 LL0518		

Property Count	Year Built	Date Determined By	Street Number	Street Name	Parcel ID
1	1997	Tax Records	3636	Habersham	17 0097 LL0850
2	1997	Tax Records	3636	Habersham	17 0097 LL0868
3	1997	Tax Records	3636	Habersham	17 0097 LL0876
4	1997	Tax Records	3636	Habersham	17 0097 LL0884
5	1997	Tax Records	3636	Habersham	17 0097 LL0892
6	1997	Tax Records	3636	Habersham	17 0097 LL0900
7	1997	Tax Records	3636	Habersham	17 0097 LL0918
8	1997	Tax Records	3636	Habersham	17 0097 LL0926
9	1997	Tax Records	3636	Habersham	17 0097 LL0934
10	1997	Tax Records	3636	Habersham	17 0097 LL0942
11	1997	Tax Records	3636	Habersham	17 0097 LL0959
12	1997	Tax Records	3636	Habersham	17 0097 LL0967
13	1997	Tax Records	3636	Habersham	17 0097 LL0975
14	1997	Tax Records	3636	Habersham	17 0097 LL0983
15	1997	Tax Records	3636	Habersham	17 0097 LL0991
16	1997	Tax Records	3636	Habersham	17 0097 LL1007
17	1997	Tax Records	3636	Habersham	17 0097 LL1015
18	1997	Tax Records	3636	Habersham	17 0097 LL1023
19	1997	Tax Records	3636	Habersham	17 0097 LL1031
20	1997	Tax Records	3636	Habersham	17 0097 LL1049
21	1997	Tax Records	3636	Habersham	17 0097 LL1056
22	1997	Tax Records	3636	Habersham	17 0097 LL1064
23	1997	Tax Records	3636	Habersham	17 0097 LL1072
24	1997	Tax Records	3636	Habersham	17 0097 LL1080

Property Count	Year Built	Date Determined By	Street Number	Street Name	Parcel ID
25	1997	Tax Records	3636	Habersham	17 0097 LL1098
26	1997	Tax Records	3636	Habersham	17 0097 LL1106
27	1997	Tax Records	3636	Habersham	17 0097 LL1114
28	1997	Tax Records	3636	Habersham	17 0097 LL1122
29	1997	Tax Records	3636	Habersham	17 0097 LL1130
30	1997	Tax Records	3636	Habersham	17 0097 LL1148
31	1997	Tax Records	3636	Habersham	17 0097 LL1155
32	1997	Tax Records	3636	Habersham	17 0097 LL1163
33	1997	Tax Records	3636	Habersham	17 0097 LL1171
34	1997	Tax Records	3636	Habersham	17 0097 LL1189
35	1997	Tax Records	3636	Habersham	17 0097 LL1197
36	1997	Tax Records	3636	Habersham	17 0097 LL1205
37	1997	Tax Records	3636	Habersham	17 0097 LL1213
38	1997	Tax Records	3636	Habersham	17 0097 LL1221
39	1997	Tax Records	3636	Habersham	17 0097 LL1239
40	1997	Tax Records	3636	Habersham	17 0097 LL1247
41	1997	Tax Records	3636	Habersham	17 0097 LL1254
42	1997	Tax Records	3636	Habersham	17 0097 LL1262
43	1997	Tax Records	3636	Habersham	17 0097 LL1270
44	1997	Tax Records	3636	Habersham	17 0097 LL1288
45	1997	Tax Records	3636	Habersham	17 0097 LL1296
46	1997	Tax Records	3636	Habersham	17 0097 LL1304
47	1997	Tax Records	3636	Habersham	17 0097 LL1312
48	1997	Tax Records	3636	Habersham	17 0097 LL1320

Property Count	Year Built	Date Determined By	Street Number	Street Name	Parcel ID
49	1997	Tax Records	3636	Habersham	17 0097 LL1338
50	1997	Tax Records	3636	Habersham	17 0097 LL1346
51	1997	Tax Records	3636	Habersham	17 0097 LL1353
52	1997	Tax Records	3636	Habersham	17 0097 LL1361
53	1997	Tax Records	3636	Habersham	17 0097 LL1379
54	1997	Tax Records	3636	Habersham	17 0097 LL1387
55	1997	Tax Records	3636	Habersham	17 0097 LL1395
56	1997	Tax Records	3636	Habersham	17 0097 LL1403
57	1997	Tax Records	3636	Habersham	17 0097 LL1411
58	1997	Tax Records	3636	Habersham	17 0097 LL1429
59	1997	Tax Records	3636	Habersham	17 0097 LL1437
60	1997	Tax Records	3636	Habersham	17 0097 LL1445
61	1997	Tax Records	3636	Habersham	17 0097 LL1452
62	1997	Tax Records	3636	Habersham	17 0097 LL1460

# EXHIBIT D

# Tuxedo Park

ODDLY SHAPED LOTS



	Not Available		1850 - 1859		1880 - 1889		1910 - 1919		1940 - 1949		1971 - 2020
	1820 - 1829		1860 - 1869		1890 - 1899		1920 - 1929		1950 - 1959		
	1840 - 1849		1870 - 1879		1900 - 1909		1930 - 1939		1960 - 1970		



Date: 2/4/2020  
 Requested By:  
 User Name: pthomas  
 Path: Z:\PAUL\GISREQUEST\Doug Young\YearBuilt.mxd



Department of  
**CITY PLANNING**

THIS MAP IS PROVIDED AS A PUBLIC SERVICE  
 The City of Atlanta has made known that this Data contains known errors and Inconsistencies. The City of Atlanta in no way ensures, represents or warrants the accuracy and/or reliability of the Data and/or map products being developed. The user of the Data and/or map products assumes all risks and liabilities which may arise from the Information produced by Maps or Data furnished to User by the City of Atlanta.

# EXHIBIT E

Plat  
Recorded 6/16/2017 4:58 PM  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, GA  
Book 401 Page 28  
Participant IDs: 3490406452

THIS BLOCK IS RESERVED FOR THE  
COURT OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY CONVENING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN CONFORMS WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

**LEGEND**

- RBF REBAR FOUND (1/2" REBAR)
- CRS CAPPED REBAR SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- JB JUNCTION BOX
- LL LAND LOT LINE
- LP LIGHT POLE
- MH MANHOLE
- E PROPERTY LINE
- BL BUILDING LINE
- CLF CHAIN LINK FENCE
- C/O SEWER CLEAN OUT
- DE DRAINAGE EASEMENT
- DI DROP INLET
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- CRZ CRITICAL ROOT ZONE
- UE UTILITY EASEMENT
- HK FIRE HYDRANT
- SW SINGLE WING CATCHBASIN
- DB DOUBLE WING CATCHBASIN
- WV WATER VALVE
- GV GAS VALVE
- HW HEADWALL

1. THIS EXAMPLE STARTS WITH AN EXISTING DOUBLE-FRONTAGE LOT, AND SUBDIVIDES TO CREATE ONE DOUBLE-FRONTAGE AND ONE SINGLE-FRONTAGE LOT.
2. THE PROPOSED PROPERTY LINE IS MANIPULATED TO ACCOMPLISH ITEM No. 1 ABOVE.
3. THE EXISTING SWIMMING POOL REMAINS, DESPITE THE FACT THAT IT IS NOW CONSIDERED ACTIVE RECREATION IN A YARD ADJACENT TO A STREET.

**SURVEY NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 148,284 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

**TRACT AREAS**

TRACT 1: 15,678 SF OR 0.359 ACRES  
TRACT 2: 8,022 SF OR 0.207 ACRES  
TOTAL: 24,700 SF OR 0.567 ACRES

**BUILDABLE AREA**

TRACT 1: 6,947 SF  
TRACT 2: 2,788 SF  
MINIMUM TOTAL DEVELOPEABLE AREA = 2,000 SF.  
(40'x25'-1,000 SF, CONTINUOUS FOR DWELLING AND 1,000 SF FOR ACCESSORY USES)

**ZONING: R-4**

MIN. LOT AREA: 9,000  
MIN. LOT STREET FRONTAGE: 70' (35' CUR.-DE-SAD)

**SETBACKS:**

FRONT - 35 FEET  
SIDE - 7 FEET  
REAR - 15 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM LOT COVERAGE: 50%  
MAXIMUM FAR: 0.5

**STATE WATERS NOTE**

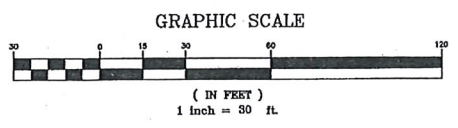
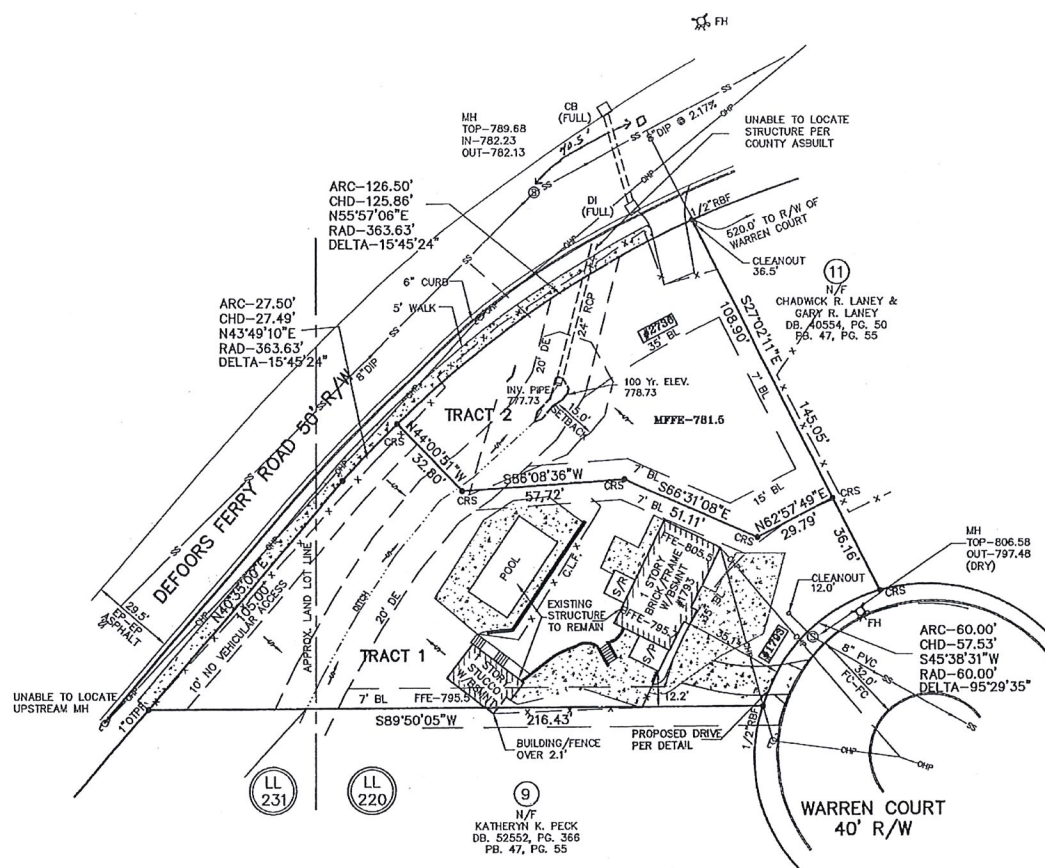
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE SITE.

**DRAINAGE STATEMENT**

STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPERTY DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NEAR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

**FLOOD HAZARD STATEMENT**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0229F DATED 9/18/13



**FINAL SUBMISSION PLAT**  
**CITY OF ATLANTA DEPARTMENTAL APPROVAL**  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - OFFICE OF ZONING AND DEVELOPMENT  
*Christopher Williams* 6/15/17  
DIRECTOR, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)  
DEPARTMENT OF WATERSHED MANAGEMENT - OFFICE OF SITE DEVELOPMENT  
*Lowell Chambers* 6/15/17  
COMMISSIONER, OR DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)  
DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRAFFIC AND TRANSPORTATION  
*Scott Riding* 6-15-17  
COMMISSIONER, OR DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

**OWNERS ACKNOWLEDGMENT**

STATE OF GEORGIA  
(CITY OF ATLANTA)  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRIVES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DATED this 9 day of June

*[Signature]*  
OWNER SIGNATURE

**SURVEYORS ACKNOWLEDGMENT**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED.

*[Signature]* DATE  
JOHN STEPHENSON REGISTERED GEORGIA LAND SURVEYOR NO. 2576



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NO.	DATE	BY	REVISION
1.	10/10/16	DCP	COUNTY COMMENTS LIST REVIEW 6/17/16
2.			
3.			
4.			

**SCI Development Services**  
ENGINEERS - SURVEYORS - PLANNERS  
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4823  
MAIL@SURVEYCONCEPTS.NET

**FINAL PLAT OF:** 1793 WARREN COURT  
LOT 10 BLOCK A UNIT 1 SUBDIVISION: MARTIN MANOR NO. 2  
LAND LOTS 220 and 231 17th DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA REC. IN PB. 47, PG. 55

DATE	DRAWN	CHECKED
4.6.16	DCP	JAS

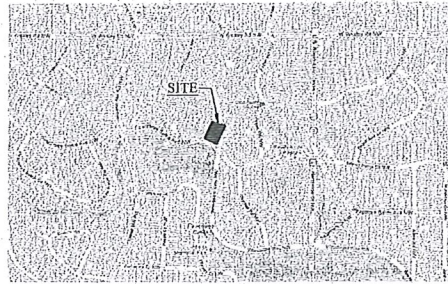
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SHEET TITLE  
**FINAL PLAT**

PROJECT NUMBER
52471

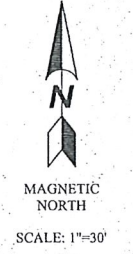
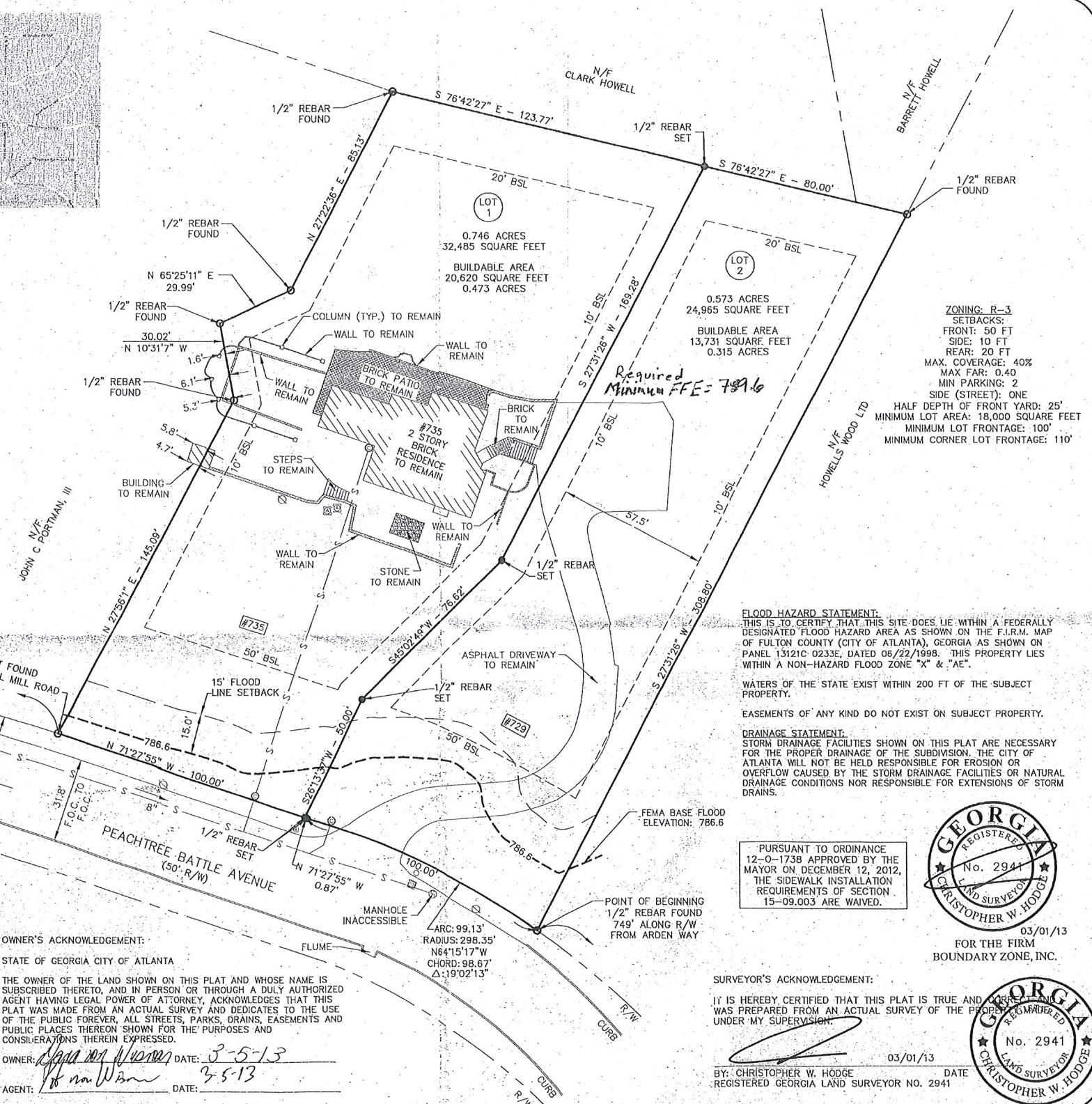
Plat 370 Pp 83  
 Filed and Recorded Feb-05-2014 01:36pp  
 2014-07-4077  
 Cathelene Robinson  
 Clerk of Superior Court  
 Fulton County, Georgia

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ LIGHT POLE
- ⊕ GUY WIRE
- ⊕ MANHOLE
- ⊕ JUNCTION BOX
- CLEAN OUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- 920- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- OH OVERHANG
- C.B. CATCH BASIN
- F.O.C. FACE OF CURB
- DB DEED BOOK
- PB PAGE
- PC PAGE
- C/L CENTERLINE



VICINITY MAP  
N.T.S.



**FINAL PLAT - 735 PEACHTREE BATTLE AVENUE (SD-12-010)**  
 PREPARED FOR: PETER VON WISMAR  
 LAND LOT 155, 17TH DISTRICT,  
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA - 06/11/12

**ZONING: R-3**  
 SETBACKS:  
 FRONT: 50 FT  
 SIDES: 10 FT  
 REAR: 20 FT  
 MAX. COVERAGE: 40%  
 MAX FAR: 0.40  
 MIN PARKING: 2  
 SIDE (STREET): ONE  
 HALF DEPTH OF FRONT YARD: 25'  
 MINIMUM LOT AREA: 18,000 SQUARE FEET  
 MINIMUM LOT FRONTAGE: 100'  
 MINIMUM CORNER LOT FRONTAGE: 110'

**FLOOD HAZARD STATEMENT:**  
 THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA AS SHOWN ON PANEL 13121C 0235E, DATED 06/22/1998. THIS PROPERTY LIES WITHIN A NON-HAZARD FLOOD ZONE "X" & "AE".

WATERS OF THE STATE EXIST WITHIN 200 FT OF THE SUBJECT PROPERTY.  
 EASEMENTS OF ANY KIND DO NOT EXIST ON SUBJECT PROPERTY.

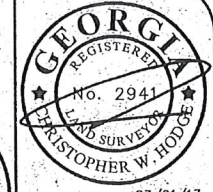
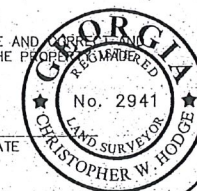
**DRAINAGE STATEMENT:**  
 STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

PURSUANT TO ORDINANCE 12-0-1738 APPROVED BY THE MAYOR ON DECEMBER 12, 2012, THE SIDEWALK INSTALLATION REQUIREMENTS OF SECTION 15-09.003 ARE WAIVED.



03/01/13  
 FOR THE FIRM  
 BOUNDARY ZONE, INC.

**SURVEYOR'S ACKNOWLEDGEMENT:**  
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION.  
 BY: CHRISTOPHER W. HODGE DATE: 03/01/13  
 REGISTERED GEORGIA LAND SURVEYOR NO. 2941



03/01/13  
 FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 NOT VALID WITHOUT ORIGINAL SIGNATURE

1,236' 1/2" OPEN TOP PIPE BENT FOUND ALONG R/W FROM HOWELL MILL ROAD

FINAL PLAT APPROVAL  
 Dina E. Jenkins 4/2/13

**SUBDIVISION PLAT APPROVAL**  
*Lowell Chamber* 4/19/13  
 DEPARTMENT OF WATERSHED MANAGEMENT  
 CITY OF ATLANTA

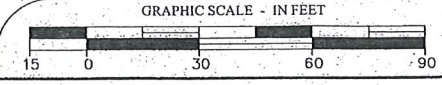
**OWNER'S ACKNOWLEDGEMENT:**  
 STATE OF GEORGIA CITY OF ATLANTA  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
 OWNER: *Peter von Wismar* DATE: 3-5-13  
 AGENT: *Peter von Wismar* DATE: 3-5-13

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER C.O.A. COMMENTS	08/23/12
2	PER C.O.A. COMMENTS	09/25/12
3	PER C.O.A. COMMENTS	02/04/13
4	PER C.O.A. COMMENTS	03/01/13

TOTAL AREA: 1.319 ACRES / 57,450 SQUARE FEET  
 BOUNDARY REFERENCE: DEED BOOK 35853, PAGE 377.  
 FIELDWORK PERFORMED ON 03/01/12.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.  
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

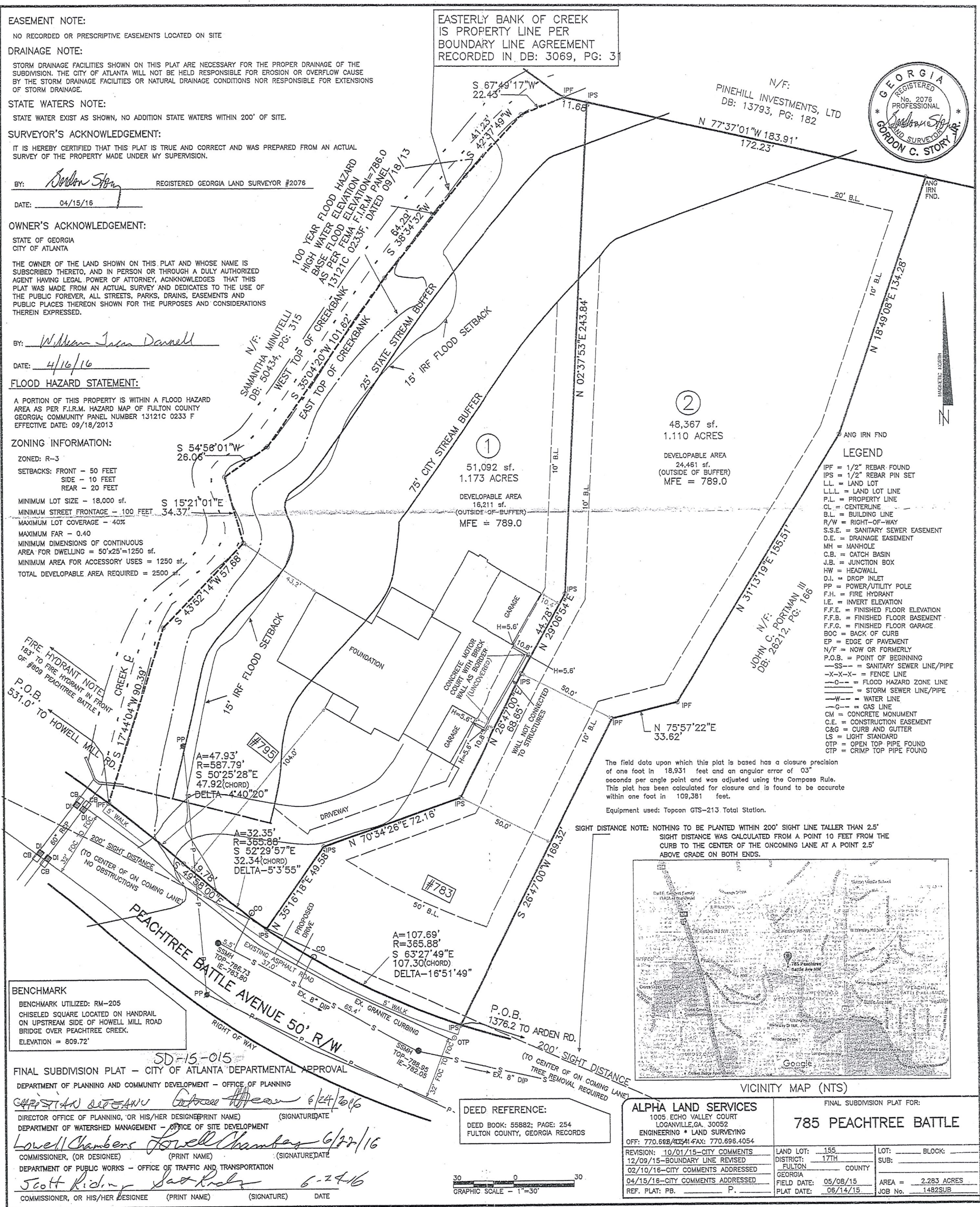
**BOUNDARY zone, inc.** LAND SURVEYING SERVICES  
 WWW.BOUNDARYZONE.COM  
 (770) 271-5772 / (919) 363-9226

BUFORD  
 4195 SOUTH LEE STREET, SUITE 1, BUFORD, GEORGIA 30518  
 ATLANTA  
 235 PEACHTREE STREET NE, SUITE 400, ATLANTA, GEORGIA 30303  
 RALEIGH  
 2205-C CANDUN DRIVE, APEX, NORTH CAROLINA 27523



PROJECT 1217401  
 SHEET 1 OF 1

1. PROPOSED INTERIOR LOT LINE WAS MANIPULATED TO COMPLY WITH MINIMUM FRONTAGE AND WIDTH REQUIREMENTS AT THE STREET AND FRONT B.S.L.



**EASEMENT NOTE:**  
 NO RECORDED OR PRESCRIPTIVE EASEMENTS LOCATED ON SITE

**DRAINAGE NOTE:**  
 STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINAGE.

**STATE WATERS NOTE:**  
 STATE WATERS EXIST AS SHOWN, NO ADDITION STATE WATERS WITHIN 200' OF SITE.

**SURVEYOR'S ACKNOWLEDGEMENT:**  
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

BY: Jordan Sten REGISTERED GEORGIA LAND SURVEYOR #2076  
 DATE: 04/15/16

**OWNER'S ACKNOWLEDGEMENT:**  
 STATE OF GEORGIA  
 CITY OF ATLANTA  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: William Isaac Danell  
 DATE: 4/16/16

**FLOOD HAZARD STATEMENT:**  
 A PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS PER F.I.R.M. HAZARD MAP OF FULTON COUNTY GEORGIA; COMMUNITY PANEL NUMBER 13121C 0233 F EFFECTIVE DATE: 09/18/2013

**ZONING INFORMATION:**  
 ZONED: R-3  
 SETBACKS: FRONT - 50 FEET  
 SIDE - 10 FEET  
 REAR - 20 FEET  
 MINIMUM LOT SIZE - 18,000 sq. ft.  
 MINIMUM STREET FRONTAGE - 100 FEET  
 MAXIMUM LOT COVERAGE - 40%  
 MAXIMUM FAR - 0.40  
 MINIMUM DIMENSIONS OF CONTINUOUS AREA FOR DWELLING = 50'x25'=1250 sq. ft.  
 MINIMUM AREA FOR ACCESSORY USES = 1250 sq. ft.  
 TOTAL DEVELOPABLE AREA REQUIRED = 2500 sq. ft.

**BENCHMARK**  
 BENCHMARK UTILIZED: RM-205  
 CHISELED SQUARE LOCATED ON HANDRAIL ON UPSTREAM SIDE OF HOWELL MILL ROAD BRIDGE OVER PEACHTREE CREEK.  
 ELEVATION = 809.72'

**DEED REFERENCE:**  
 DEED BOOK: 55882; PAGE: 254  
 FULTON COUNTY, GEORGIA RECORDS

**DEVELOPABLE AREA:**  
 24,461 sq. ft. (OUTSIDE OF BUFFER)  
 MFE = 789.0

**FINAL SUBDIVISION PLAT - CITY OF ATLANTA DEPARTMENTAL APPROVAL**  
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - OFFICE OF PLANNING  
 DEPARTMENT OF WATERSHED MANAGEMENT - OFFICE OF SITE DEVELOPMENT  
 DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRAFFIC AND TRANSPORTATION

APPROVED: Christina Soreano 6/24/2016  
 DIRECTOR OF PLANNING, OR HIS/HER DESIGNEE (SIGNATURE/DATE)  
 APPROVED: Lowell Chambers 6/22/16  
 COMMISSIONER, (OR DESIGNEE) (PRINT NAME) (SIGNATURE/DATE)  
 APPROVED: Scott Riding 6-24-16  
 COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) DATE

**EASTERLY BANK OF CREEK IS PROPERTY LINE PER BOUNDARY LINE AGREEMENT RECORDED IN DB: 3069, PG: 31**

N/F: PINEHILL INVESTMENTS, LTD  
 DB: 13793, PG: 182

N/F: SAMANTHA MINUTELLI  
 DB: 30434, PG: 315

N/F: JOHN C. PORTMAN III  
 DB: 28212, PG: 166

**LEGEND**  
 IPF = 1/2" REBAR FOUND  
 IPS = 1/2" REBAR PIN SET  
 L.L. = LAND LOT  
 P.L. = PROPERTY LINE  
 CL = CENTERLINE  
 B.L. = BUILDING LINE  
 R/W = RIGHT-OF-WAY  
 S.S.E. = SANITARY SEWER EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 MH = MANHOLE  
 C.B. = CATCH BASIN  
 J.B. = JUNCTION BOX  
 HW = HEADWALL  
 D.I. = DROP INLET  
 PP = POWER/UTILITY POLE  
 F.H. = FIRE HYDRANT  
 I.E. = INVERT ELEVATION  
 F.F.E. = FINISHED FLOOR ELEVATION  
 F.F.B. = FINISHED FLOOR BASEMENT  
 F.F.G. = FINISHED FLOOR GARAGE  
 BOC = BACK OF CURB  
 EP = EDGE OF PAVEMENT  
 N/F = NOW OR FORMERLY  
 P.O.B. = POINT OF BEGINNING  
 -SS- = SANITARY SEWER LINE/PIPE  
 -X-X-X- = FENCE LINE  
 -O- = FLOOD HAZARD ZONE LINE  
 -W- = STORM SEWER LINE/PIPE  
 -W- = WATER LINE  
 -G- = GAS LINE  
 CM = CONCRETE MONUMENT  
 C.E. = CONSTRUCTION EASEMENT  
 C&G = CURB AND GUTTER  
 LS = LIGHT STANDARD  
 OTP = OPEN TOP PIPE FOUND  
 CTP = CRIMP TOP PIPE FOUND

**SIGHT DISTANCE NOTE:** NOTHING TO BE PLANTED WITHIN 200' SIGHT LINE TALLER THAN 2.5' SIGHT DISTANCE WAS CALCULATED FROM A POINT 10 FEET FROM THE CURB TO THE CENTER OF THE ONCOMING LANE AT A POINT 2.5' ABOVE GRADE ON BOTH ENDS.

**VICINITY MAP (NTS)**

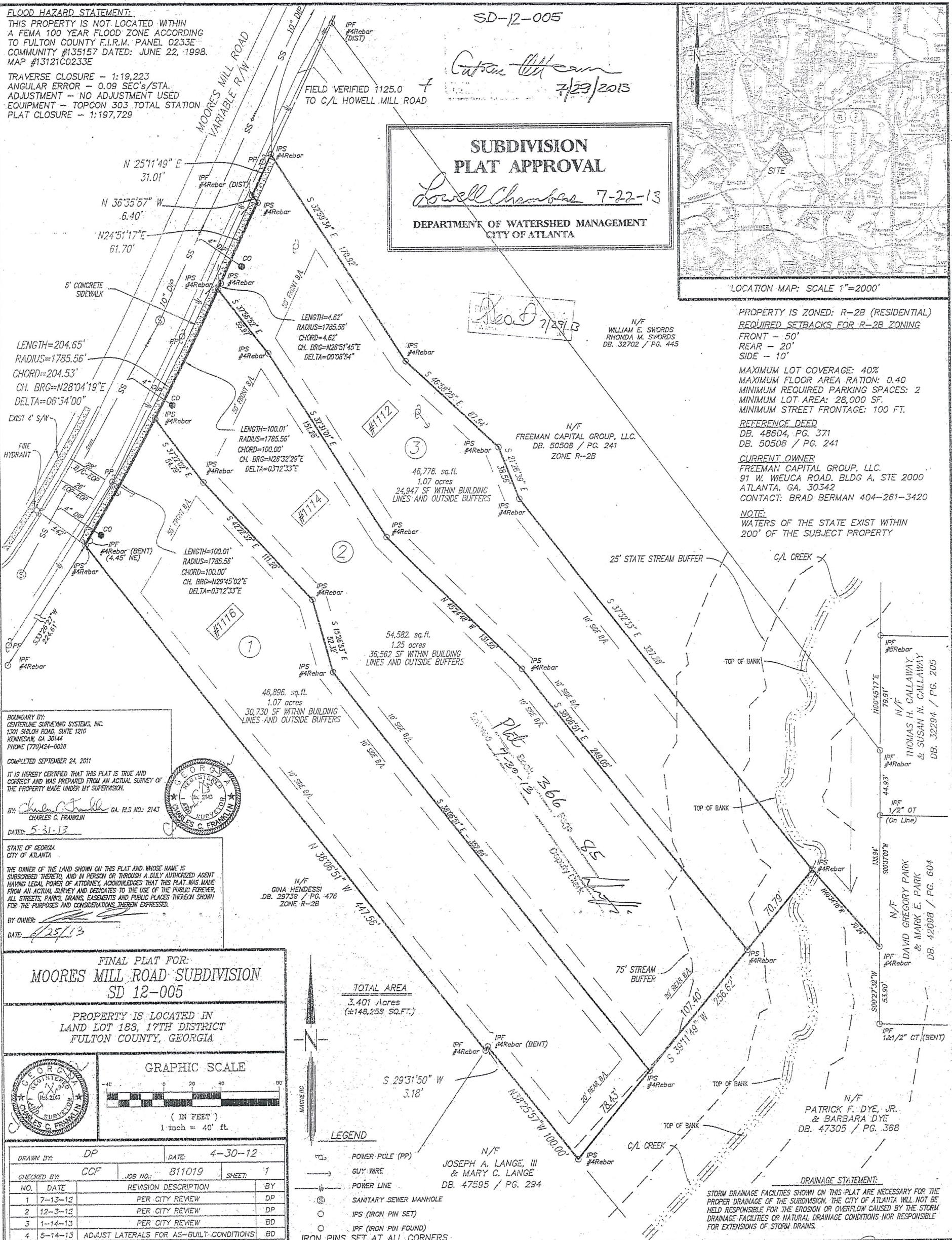
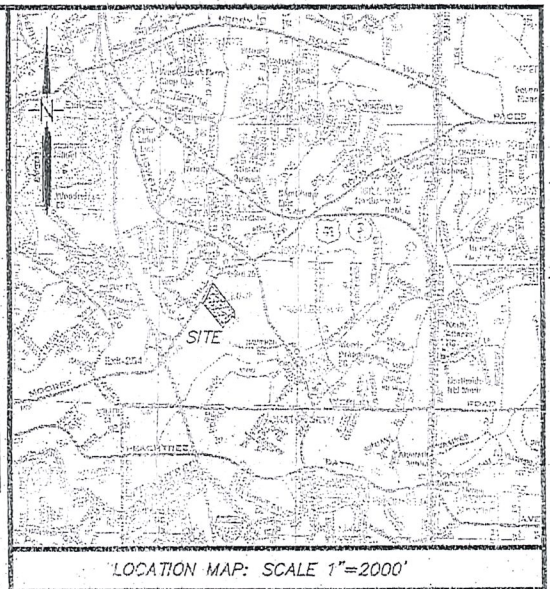
1. PROPOSED INTERIOR LOT LINE WAS MANIPULATED TO COMPLY WITH MINIMUM FRONTAGE AND LOT WIDTH REQUIREMENTS AT THE STREET AND FRONT B.S.L.

**FLOOD HAZARD STATEMENT:**  
 THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FULTON COUNTY F.I.R.M. PANEL D233E COMMUNITY #135157 DATED: JUNE 22, 1998. MAP #13121C0233E  
 TRAVERSE CLOSURE - 1:19,223  
 ANGULAR ERROR - 0.09 SEC'S/STA.  
 ADJUSTMENT - NO ADJUSTMENT USED  
 EQUIPMENT - TOPCON 303 TOTAL STATION  
 PLAT CLOSURE - 1:197,729

SD-12-005

*Curtis W. ...*  
 7/23/2015

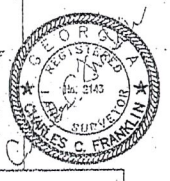
**SUBDIVISION PLAT APPROVAL**  
*Lowell Chambers 7-22-13*  
 DEPARTMENT OF WATERSHED MANAGEMENT  
 CITY OF ATLANTA



PROPERTY IS ZONED: R-2B (RESIDENTIAL)  
**REQUIRED SETBACKS FOR R-2B ZONING**  
 FRONT - 50'  
 REAR - 20'  
 SIDE - 10'  
 MAXIMUM LOT COVERAGE: 40%  
 MAXIMUM FLOOR AREA RATION: 0.40  
 MINIMUM REQUIRED PARKING SPACES: 2  
 MINIMUM LOT AREA: 28,000 SF  
 MINIMUM STREET FRONTAGE: 100 FT.  
**REFERENCE DEED**  
 DB. 48604 / PG. 371  
 DB. 50508 / PG. 241  
**CURRENT OWNER**  
 FREEMAN CAPITAL GROUP, LLC.  
 91 W. WIEUCA ROAD, BLDG A, STE 2000  
 ATLANTA, GA. 30342  
 CONTACT: BRAD BERMAN 404-261-3420  
**NOTE:**  
 WATERS OF THE STATE EXIST WITHIN 200' OF THE SUBJECT PROPERTY

BOUNDARY BY:  
 CENTERLINE SURVEYING SYSTEMS, INC.  
 1301 SULLY ROAD, SUITE 1210  
 KENNESAW, GA 30144  
 PHONE: (770)424-0028

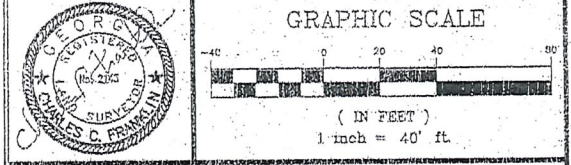
COMPLETED SEPTEMBER 24, 2011  
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.  
 BY: *Charles C. Franklin* GA. PLS NO. 2143  
 CHARLES C. FRANKLIN  
 DATED: 5-31-13



STATE OF GEORGIA  
 CITY OF ATLANTA  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
 BY OWNER: *Lowell Chambers*  
 DATE: 7/25/13

**FINAL PLAT FOR:**  
**MOORES MILL ROAD SUBDIVISION**  
**SD 12-005**

PROPERTY IS LOCATED IN  
 LAND LOT 183, 17TH DISTRICT  
 FULTON COUNTY, GEORGIA



DRAWN BY:	DP	DATE:	4-30-12
CHECKED BY:	CCF	JOB NO.:	811019
		SHEET:	1
NO.	DATE	REVISION DESCRIPTION	BY
1	7-13-12	PER CITY REVIEW	DP
2	12-3-12	PER CITY REVIEW	DP
3	1-14-13	PER CITY REVIEW	BD
4	5-14-13	ADJUST LATERALS FOR AS-BUILT CONDITIONS	BD

**TOTAL AREA**  
 3.401 Acres  
 (±148,259 SQ.FT.)

**LEGEND**

- PP POWER POLE (PP)
- GW GUY WIRE
- PL POWER LINE
- SM SANITARY SEWER MANHOLE
- IP IP (IRON PIN SET)
- IPF IP (IRON PIN FOUND)
- IPF PINS SET AT ALL CORNERS

**DRAINAGE STATEMENT:**  
 STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR THE EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

RECEIVED 7/31/13

1. PROPOSED INTERIOR LOT LINES WERE MANIPULATED TO CREATE STAGGERED, LARGER WIDTHS FOR HOUSE LOCATIONS.

**THIS PROPERTY SUBJECT TO THE FOLLOWING**

1. CURRENT ZONING PER CITY OF ATLANTA, GEORGIA R-4A SUBJECT TO BELTLINE REGULATIONS

- MINIMUM FRONT SETBACK= 30 FEET
- MINIMUM SIDE SETBACK= 7 FEET
- MINIMUM REAR SETBACK= 15 FEET
- MINIMUM LOT AREA= 7,500 SQ. FT.
- MINIMUM STREET FRONTAGE= 50 FEET
- MAXIMUM LOT COVERAGE= 55%
- MAXIMUM FLOOR AREA RATIO= 0.50
- MUST BE VERIFIED BY CITY OF ATLANTA BEFORE CONSTRUCTION.

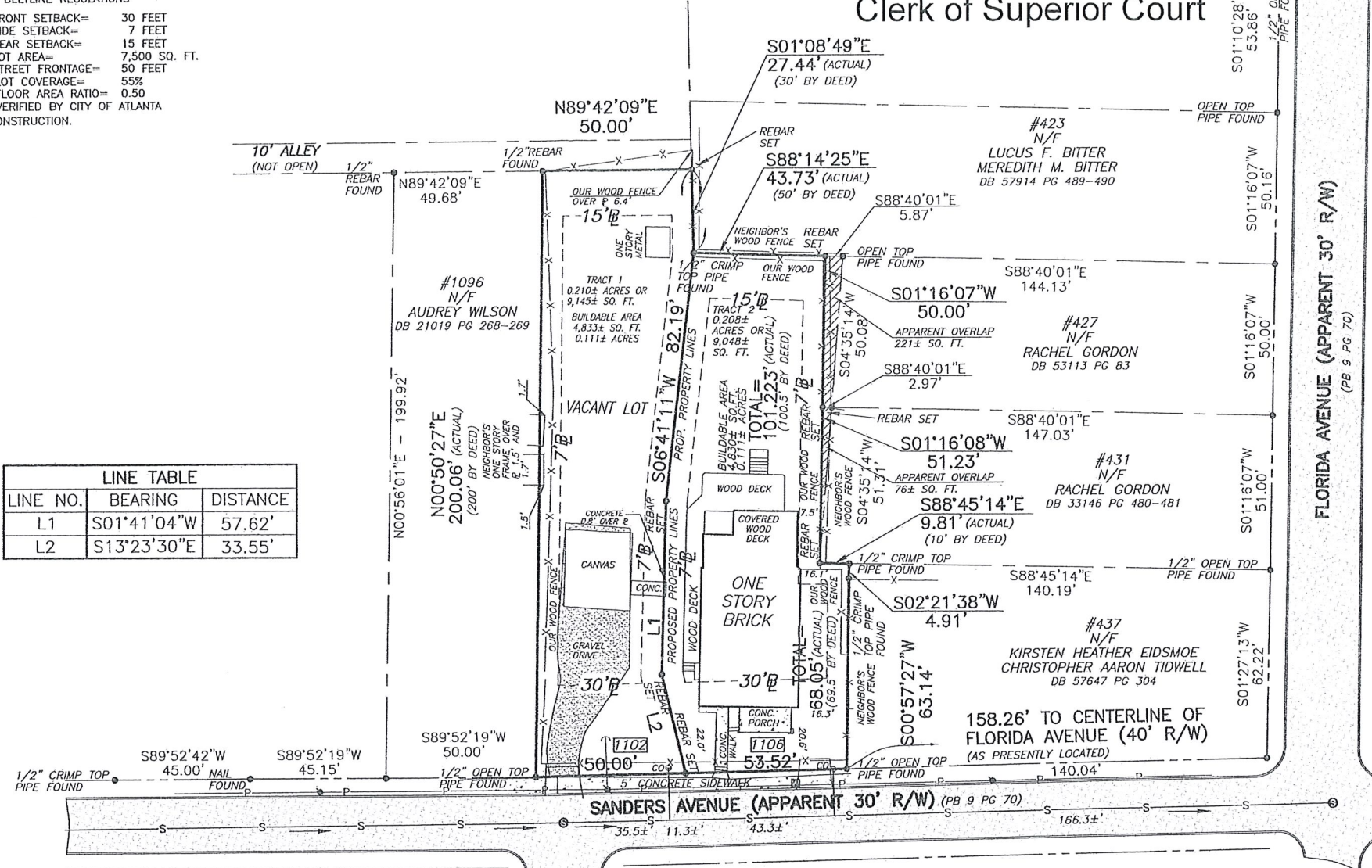
Plat Book 428 Page 123  
Cathelene Robinson  
Clerk of Superior Court

RESERVED FOR CLERK OF SUPERIOR COURT

**LEGEND**

- BL DENOTES BUILDING LINE
- PL DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X-X- DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

LINE NO.	BEARING	DISTANCE
L1	S01°41'04"W	57.62'
L2	S13°23'30"E	33.55'



1. PROPOSED INTERIOR LOT LINE WAS MANIPULATED TO MEET MINIMUM STREET FRONTAGE REQUIREMENTS.
2. THE EXISTING ACCESSORY STRUCTURES WERE ALLOWED TO REMAIN ON THE SECOND LOT.

**REFERENCE MATERIAL**

1. LIMITED WARRANTY DEED IN FAVOR OF KEITH J. FAWCETT, JR. AND ALYSSA J. IDEBOEN DEED BOOK 56383 PAGE 579-580 FULTON COUNTY, GEORGIA RECORDS

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0376G EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA



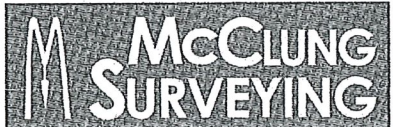
**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael R. Noles Georgia RLS No. 2646 Date 4-17-19

SHEET 2 OF 2

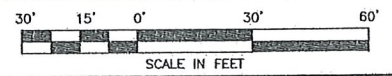
NO.	REVISIONS	DATE
1	REVISED PROPERTY LINES	4-30-19
2	LOCATE ALL TREES	6-5-19
3	UPDATE FROM CITY COMMENTS	8-16-19
4	UPDATE FROM CLIENT COMMENTS	8-19-19
5	ADDRESS CLIENT COMMENTS	12-16-19
6	REVISED PROPERTY LINES	2-13-20



McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
KEITH FAWCETT  
ALYSSA IDEBOEN

1106 SANDERS AVENUE  
ATLANTA, GEORGIA  
TOTAL AREA= 0.418± ACRES  
OR 18,193± SQ. FT.



FINAL SUBDIVISION PLAT FOR  
1106 SANDERS AVENUE  
SD-19-012

LAND LOT 12  
14TH DISTRICT  
FULTON COUNTY  
GEORGIA  
PLAT PREPARED: 4-17-19  
FIELD: 3-21-19 SCALE: 1"=30'

PB 9  
PG 70

JOB#252406

REVISION	DESCRIPTION	DATE
1	CITY COMMENTS	08/01/2017
2	CITY COMMENTS	07/25/2017
3	CHANGE ADDRESSES	10/05/2017



- CALCULATED POINT
- ▲ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ IRRIGATION VALVE
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊗ POWERLIGHT POLE
- ⊗ GUY WIRE
- ⊗ POWER METER
- ⊗ POOL EQUIPMENT
- ⊗ AIR CONDITIONING UNIT
- ⊗ SIGNAL CONTROL BOX
- ⊗ MANHOLE
- ⊗ CLEAN OUT
- ⊗ JUNCTION BOX
- ⊗ DRAINAGE INLET
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ CABLE BOX
- ⊗ TELEPHONE BOX
- ⊗ SIGN
- ⊗ MAIL BOX
- ⊗ FENCE LINE
- ⊗ B.S.L. BUILDING SETBACK LINE
- ⊗ CONC. CONCRETE
- ⊗ DEED BOOK
- ⊗ CB CATCH BASIN
- ⊗ EOP EDGE OF PAVEMENT
- ⊗ P.I.L. PROPERTY LINE
- ⊗ NIF NOW OR FORMERLY
- ⊗ PB PLAT BOOK
- ⊗ PG PAGE
- ⊗ RW RIGHT-OF-WAY
- ⊗ F.O.C. FACE OF CURB

**GENERAL NOTES:**

1. EASEMENTS DO NOT EXIST ON THIS SITE.
2. WATERS OF THE STATE EXIST WITHIN 200 FEET OF THIS SITE.
3. FLOOD HAZARD STATEMENT: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP OF THE CITY OF ATLANTA, COMMUNITY PANEL NO. 130890002, WHICH SHOWS AN EFFECTIVE DATE OF DECEMBER 8, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
4. DRAINAGE STATEMENT: STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

**FINAL SUBDIVISION PLAT - CITY OF ATLANTA DEPARTMENTAL APPROVAL**

DEPARTMENT OF CITY PLANNING - OFFICE OF ZONING AND DEVELOPMENT

DIRECTOR OF ZONING AND DEVELOPMENT OR HIS/her DESIGNEE PRINT NAME DATE

DEPARTMENT OF WATERSHED MANAGEMENT - OFFICE OF DEVELOPMENT

COMMISSIONER OR HIS/her DESIGNEE PRINT NAME DATE

DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRAFFIC AND TRANSPORTATION

COMMISSIONER OR HIS/her DESIGNEE PRINT NAME DATE

OWNERS ACKNOWLEDGEMENT:

STATE OF GEORGIA, CITY OF ATLANTA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT AND THE PROPERTY THEREON IS BEING OFFERED TO THE PUBLIC FOR THE USE OF THE PUBLIC FOR ALL STREETS, PARKS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWING FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: *Urban Green Living, LLC* DATE: 10-9-17

AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYOR'S ACKNOWLEDGEMENT:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

BY: DANIEL W. VENABLE DATE: 10/05/2017

REGISTERED GEORGIA LAND SURVEYOR NO. 2897



PARCEL TABLE:

LOT 1: 0.289 ACRES / 12,292 SQUARE FEET

LOT 2: 0.281 ACRES / 12,224 SQUARE FEET

LOT 3: 0.214 ACRES / 9,319 SQUARE FEET

TOTAL: 0.784 ACRES / 32,835 SQUARE FEET

**SURVEY NOTES:**

1. A COPYRIGHT 2017 ON POINT SURVEYING & MAPPING, INC. THAT PROTECTS THE NEW ADDRESS OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

2. TOTAL AREA = 0.784 ACRES / 32,835 SQUARE FEET

3. BOUNDARY REFERENCE: DEED BOOK 3434, PAGE 583 AND A SURVEY PREPARED BY MCCLUNG SURVEYING SERVICES, INC. DATED 12/21/2016 AS PROVIDED BY THE CLIENT.

4. LAST DATE OF FIELD WORK PERFORMED ON: 07/24/2017

5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 157,817 FEET.

6. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 31,847 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

7. THE SURVEY WORK COMPLETED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

8. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

9. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

10. ALL STATEMENTS AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, EASEMENTS, SERVICES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES. ALL PROPOSED UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUIRE A DESIGN PROFESSIONAL FOR PLANNING AND CONSTRUCTION.



NOTE: THE SUBJECT OF THIS DRAWING IS TO CORRECT THE

ERIK SHERMAN, SP-17-COL-REVISOR

DE 23288, PG 205

Director, Bureau of Planning

10-8-17

MEADOWDALE AVE

NOBLE DR

PASADENA AVE

HELEN DR

BRIARCLIFF RD

JOHNSON RD

VIGNETTE MAP NOT TO SCALE

POINT OF BEGINNING

1/2" GRABBED TOP PIPE FOUND

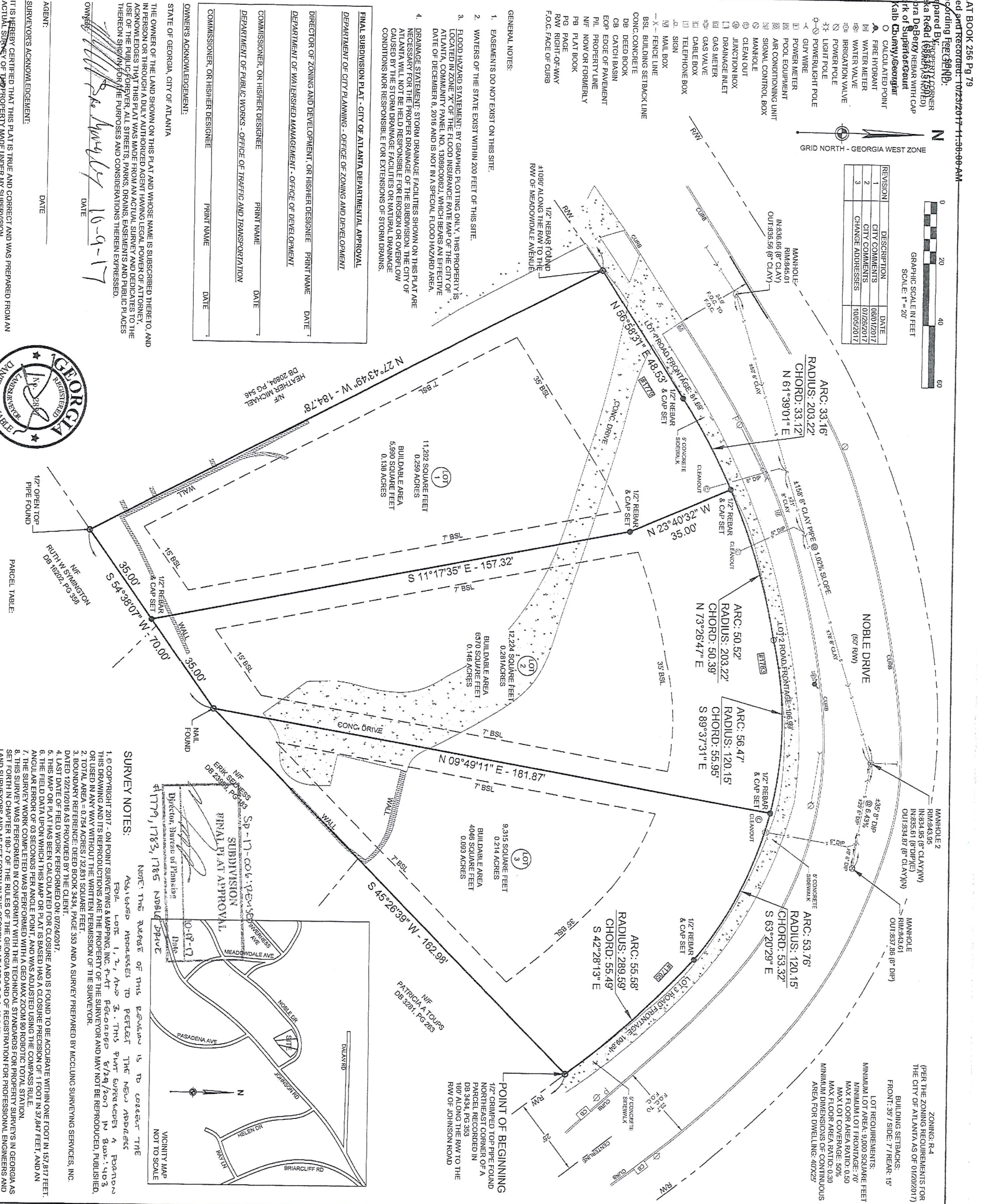
NORTHEAST CORNER OF A

PARCEL RECORDED IN

DB 3434, PG 583

180' ALONG THE RW TO THE

RW OF JOHNSON ROAD



**FINAL SUBDIVISION PLAT**

SD#: SD-17-006, 1785 NOBLE DRIVE

PREPARED FOR: URBAN GREEN LIVING, LLC

SITE ADDRESS: 1785 NOBLE DRIVE, ATLANTA, GA 30306

LAND LOT 56, 18TH DISTRICT, CITY OF ATLANTA, DEKALB COUNTY, GEORGIA

ZONING: R-4  
 (PER THE ZONING REQUIREMENTS FOR THE CITY OF ATLANTA AS OF 01/20/2017)

BUILDING SETBACKS:  
 FRONT: 35' / SIDE: 7' / REAR: 15'

LOT REQUIREMENTS:  
 MINIMUM LOT AREA: 9,000 SQUARE FEET  
 MINIMUM LOT FRONTAGE: 70'  
 MAX FLOOR AREA RATIO: 0.50  
 MAX LOT COVERAGE: 50%  
 MINIMUM LOT COVER: 0.30  
 MINIMUM DIMENSIONS OF CONTIGUOUS AREA FOR DWELLING: 40x25'

PROJECT NO: 17-125

DATE: 03/30/2017

DRAWING NO: 17-125-02-FP

DWG: RLM

CHK: DWV

3451 HIGHWAY 124 W.  
 JEFFERSON, GA 30549  
 TELEPHONE: 470-388-8486  
 www.onpoint-surveying.com

**ON POINT SURVEYING AND MAPPING, INC.**  
 LAND SURVEYORS & PLANNERS

SHEET NO. 1 OF 1

**1. PROPOSED INTERIOR LOT LINE WAS MANIPULATED AT THE FRONT B.S.L. TO MEET MINIMUM REQUIREMENTS AND CREATE (3) VIABLE LOTS.**

**NOTES:**

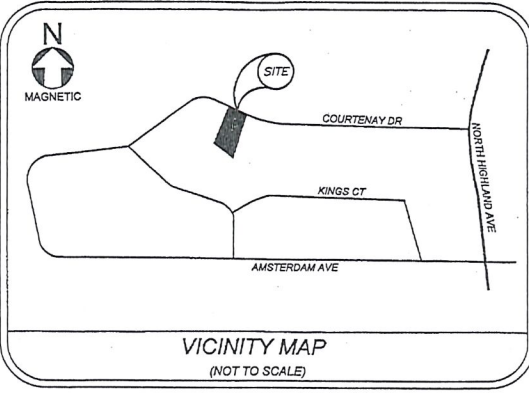
1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 50500, PAGE 509 AND DEED BOOK 50500, PAGE 510 OF FULTON COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0261G, DATED SEPTEMBER 18, 2013.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF ATLANTA ZONING ORDINANCE FOR R-4 ZONING CLASSIFICATION.
5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON DECEMBER 16, 2016.
6. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL.

**FLOOD HAZARD NOTE**

NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0261G, DATED SEPTEMBER 18, 2013.

**DRAINAGE STATEMENT**

STORM DRAINS SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINS OR NATURAL DRAINAGE CONDITIONS NOR BE RESPONSIBLE FOR EXTENSIONS OF THE STORM DRAINS.



**CLOSURE STATEMENT**

THE FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-8 GPS RECEIVER. THIS MAP HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 227,179 FEET. (THIS PHASE ONLY)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED THROUGH REDUNDANT FIELD MEASURES. THE ERROR OF PROPERTY BOUNDARY MEASURES DOES NOT EXCEED MORE THAN 0.07'.

**SURVEYOR CERTIFICATIONS**

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-57, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:  
(AS PER CITY OF ATLANTA APPROVAL BLOCK)

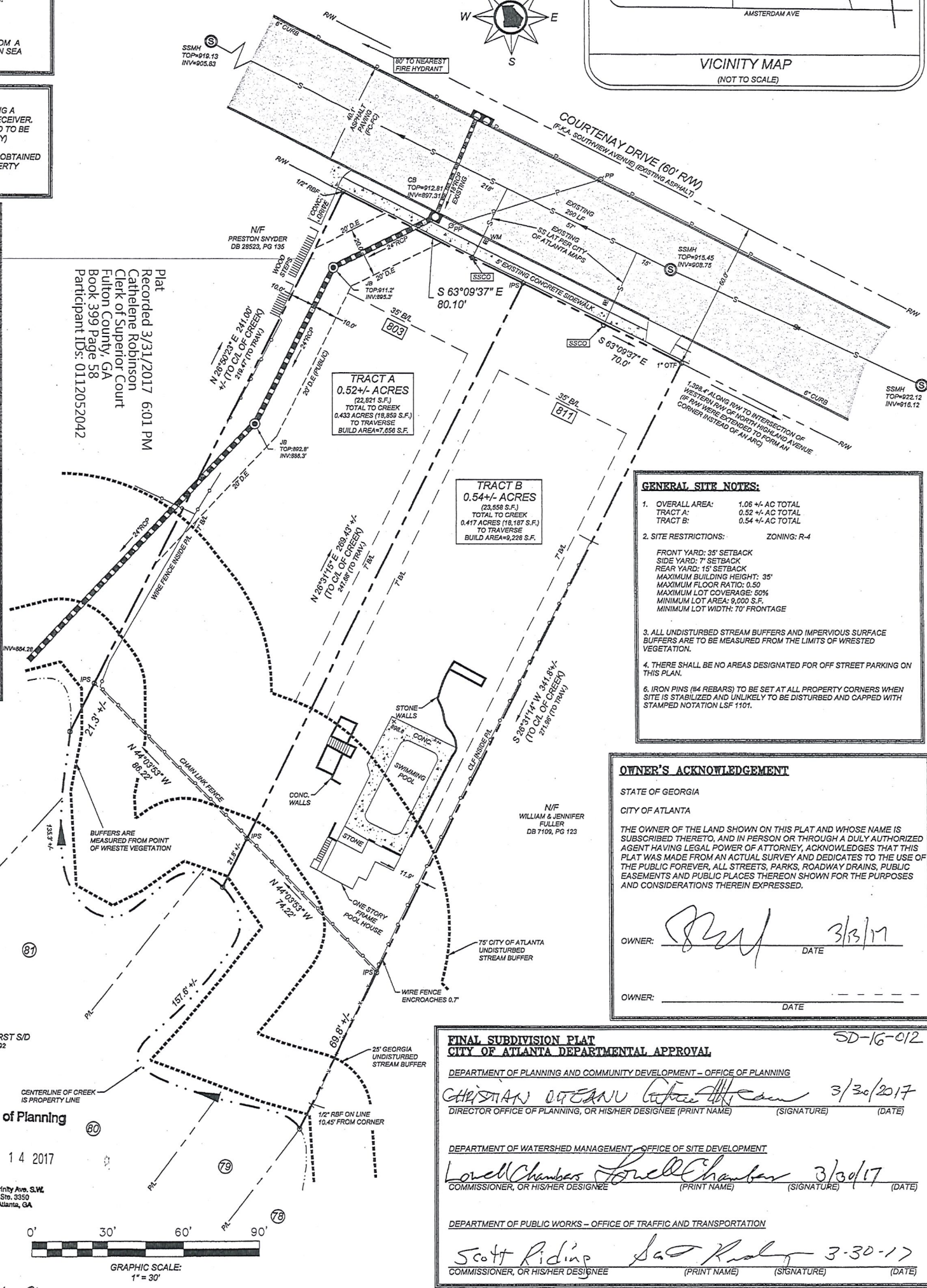
THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED:

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

CALEB MCGAUGHEY, RLS No. 3174 DATE 3/13/17



Plat Recorded 3/31/2017 6:01 PM  
Catherine Robinson  
Clerk of Superior Court  
Fulton County, GA  
Book 399 Page 58  
Participant IDs: 0112052042



**GENERAL SITE NOTES:**

1. OVERALL AREA: 1.06 +/- AC TOTAL  
TRACT A: 0.52 +/- AC TOTAL  
TRACT B: 0.54 +/- AC TOTAL
2. SITE RESTRICTIONS: ZONING: R-4  
FRONT YARD: 35' SETBACK  
SIDE YARD: 7' SETBACK  
REAR YARD: 15' SETBACK  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM FLOOR RATIO: 0.50  
MAXIMUM LOT COVERAGE: 80%  
MINIMUM LOT AREA: 9,000 S.F.  
MINIMUM LOT WIDTH: 70' FRONTAGE
3. ALL UNDISTURBED STREAM BUFFERS AND IMPERVIOUS SURFACE BUFFERS ARE TO BE MEASURED FROM THE LIMITS OF WASTED VEGETATION.
4. THERE SHALL BE NO AREAS DESIGNATED FOR OFF STREET PARKING ON THIS PLAN.
6. IRON PINS (#4 REBARS) TO BE SET AT ALL PROPERTY CORNERS WHEN SITE IS STABILIZED AND UNLIKELY TO BE DISTURBED AND CAPPED WITH STAMPED NOTATION LSF 1101.

**OWNER'S ACKNOWLEDGEMENT**

STATE OF GEORGIA  
CITY OF ATLANTA  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, ROADWAY DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
OWNER: [Signature] DATE 3/13/17  
OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- IPS = 1/2" REBAR PIN SET W/CAP
  - RBF = REBAR PIN FOUND
  - OTF = OPEN TOP FOUND
  - CTF = CRIMP TOP PIPE FOUND
  - TP # = TAX PARCEL NO.
  - LLL = LAND LOT LINE
  - P/L = PROPERTY LINE
  - CL = CENTERLINE
  - RW = RIGHT OF WAY
  - BL = BUILDING LINE
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - C&G = CURB & GUTTER
  - LL = LAND LOT
  - GMD = GA. MILITIA DISTRICT
  - DB/PG = DEED BOOK/PAGE
  - PB/PG = PLAT BOOK/PAGE
  - POB = POINT OF BEGINNING
  - TPOB = TRUE POINT OF BEGINNING
  - P = POWER LINE (UP-UNDERGROUND)
  - T = TELEPHONE LINE (UT-UNDERGROUND)
  - G = GAS LINE
  - C = CABLE TV LINE (UC-UNDERGROUND)
  - S = SANITARY SEWER LINE
  - SM = SEWER FORCE MAIN
  - SD = STORM SEWER LINE
  - W = WATER LINE
  - WF = WIRE FENCE
  - CLF = CHAIN LINK FENCE (CLF)
  - WF = WOOD FENCE
  - BCS = BRANCH/CREEK/STREAM CENTERLINE
  - U = UTILITY POLE
  - MH = MANHOLE
  - SS = SANITARY SEWER
  - CB = CATCH BASIN
  - JB = JUNCTION BOX
  - FH = FIRE HYDRANT
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - DIP = DUCTILE IRON PIPE
  - PVC = POLYVINYLCHLORIDE PIPE
  - WV = WATER VALVE
  - WM = WATER METER
  - TPED = TELEPHONE PEDESTAL
  - TVPED = CABLE TV PEDESTAL
  - F.I.R.M. = FEDERAL INSURANCE RATE MAP
  - EP = EDGE OF PAVING
  - STA = STATION
  - FC = FACE OF CURB
  - S.F. = SQUARE FEET
  - Y.I. = YARD INLET

**FINAL SUBDIVISION PLAT**  
**CITY OF ATLANTA DEPARTMENTAL APPROVAL**  
SD-16-012  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - OFFICE OF PLANNING  
CHRISTIAN OCEANU [Signature] 3/30/2017  
DIRECTOR OFFICE OF PLANNING, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)  
DEPARTMENT OF WATERSHED MANAGEMENT - OFFICE OF SITE DEVELOPMENT  
Lorell Chambers [Signature] 3/30/17  
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)  
DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRAFFIC AND TRANSPORTATION  
Scott Riding [Signature] 3-30-17  
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME) (SIGNATURE) (DATE)

JOB NO. 16-167  
DRAWING NO. 16-167 FP.dwg  
SHEET NO. 1 OF 1

FINAL SUBDIVISION PLAT FOR:  
**JACKBILT HOMES**  
807 COURTENAY DRIVE  
LAND LOT 52, 17th DISTRICT, FULTON COUNTY, GEORGIA  
TAX PARCEL No. 17 005200080730  
BEING IN THE CITY OF ATLANTA



**GA LAND SURVEYOR**  
404-384-9577  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, SUITE 1  
SUWANEE, GA 30024

DRAWN BY:	REVISION	DATE	DESCRIPTION
WGH			
CHECKED BY:			
CAM			
CC:			
MJS			
DATE:			
3/8/17			
SCALE:			
1" = 30'			
LAND LOT:			
52			
DISTRICT:			
17th			
FULTON COUNTY			

1. AN EXISTING SWIMMING POOL WAS ALLOWED TO REMAIN ON A LOT FOR USE BY A NEW SINGLE-FAMILY RESIDENCE TO BE BUILT IN THE FUTURE.



# EXHIBIT F



Department of  
**CITY PLANNING**

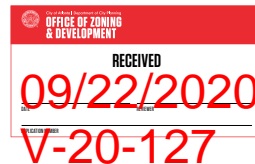
Office of the Commissioner  
55 Trinity Avenue, Suite 1450  
Atlanta, Georgia 30303  
Tel: 404-330-6070  
Email: [CRC@atlantaga.gov](mailto:CRC@atlantaga.gov)

**CONCEPT REVIEW COMMITTEE LOG**

CRC Date:	9/13/2019	CRC#:	CRC-2019-00016
Site Address:	3460 Tuxedo Rd	<input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW	
Applicant Name:	Charlie Sears/James Martin		
Applicant Email:	<a href="mailto:charlie@landplusassociates.com">charlie@landplusassociates.com</a> <a href="mailto:barfieldconsults@gmail.com">barfieldconsults@gmail.com</a>		Phone:

<b>OOB – Buildings</b> Mitchell Ramseur	<b>Comments:</b> EV ordinance would apply. 18-O-1143 Code changes for IBC coming Jan 1. Going to 2018, NEC will remain 2017.
	<b>Next Steps or Action Items:</b>
<b>OOB – Arborist</b> Marty Ussery	<b>Comments:</b> Mostly taking out the evergreen screen that was planted for pool area. Some trees near new drive on new lot. Drive on existing lot will be on grade and redirected to not impact existing trees. Some trees on existing lot will be removed to remove existing wall and reposition to position new setback lines.  Be sure to include diversity in re-plantings.
	<b>Next Steps or Action Items:</b>
<b>OOB – Fire &amp; Life Safety</b>	<b>Comments:</b>
	<b>Next Steps or Action Items:</b>
<b>OZD</b> Amy Bradbury Alex Deus	<b>Comments:</b> If your lot is on a curved road, you can meet the street frontage. Second created lot will only have double frontage. Existing house will only have street frontage on Tuxedo. Pool and poolhouse are now given to new lot. Not proposing to put sidewalks, but work with CM. When applications are submitted, signs will be posted on the property.
	<b>Next Steps or Action Items:</b>
<b>OMP</b> James Washington	<b>Comments:</b>
	<b>Next Steps or Action Items:</b>
<b>DWM</b>	<b>Comments:</b> Already in discussions with Lowell
	<b>Next Steps or Action Items:</b>
<b>DPW</b>	<b>Comments:</b>
	<b>Next Steps or Action Items:</b>
<b>AFRD:</b> Tommie Dunson	<b>Comments:</b> Fire access would be from Tuxedo. Need to determine where hydrant is located. Proposed house is within 60'ish from ROW.
	<b>Next Steps or Action Items:</b>

\*\*Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.



KMN

## Tuxedo Park civic association

August 12, 2020

VIA EMAIL: [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov)

Mr. Christian Olteanu  
Assistant Director, Land Development  
City of Atlanta Office of Zoning and Development  
55 Trinity Avenue, Site 3350  
Atlanta, GA 30303

Re: SD-19-03/3460 Tuxedo Road

Dear Mr. Olteanu:

On Friday, July 31, we received a copy Carl Westmoreland's June 11 letter taking issue with your Department's analysis of the referenced application for subdivision. As detailed below, Tuxedo Park Civic Association believes your Department's analysis of this subdivision application was correct and Mr. Westmoreland's is not.

### **National Register Eligibility**

Mr. Westmoreland claims Tuxedo Park is not in fact eligible for listing on the National Register for Historic Places, but his letter shows a fundamental misunderstanding of how such eligibility is determined. It is not a hard-and-fast numbers game, as he seems to think, nor is it concerned with the number of historic homes that have been demolished or the history that has otherwise been lost. Instead, the inquiry focuses on whether there is enough *remaining* of the historic character of the neighborhood to convey its historic significance.

Olivia Head, the National Register Specialist for the Georgia Historic Preservation Division, puts it this way: "There is no hard-and-fast rule in terms of the percentage of resources that need to be contributing (built during the period of significance (often ends at that 50-year mark) and not changed drastically) vs. noncontributing (built after the period of significance or changed drastically) in order for the district to be eligible. Ideally we would want the majority to be contributing, but I believe in the past we have listed resources in which over half the resources were noncontributing. It all just depends on the areas of significance and the level of significance and whether what is extant and intact can convey that significance." Email to Walter Cheatham, TPCA Vice President for Historic Preservation (August 3, 2020).



Vacant lots are obviously irrelevant to that question, as are renovations or additions that do not substantially change the fundamental character of the historic structures. Certainly homes that have been “drastically” changed in their appearance from the street would be deemed “noncontributing,” as Ms. Head notes. But even by Mr. Westmoreland’s own reckoning, only thirteen of Tuxedo Park’s historic homes have been changed to such extent, and even if every single one of those homes had been so drastically changed they had lost their historic significance (which TPCA disputes), they do not change the fact that a majority of Tuxedo Park homes are historic and that the neighborhood as a whole still retains its historic significance—which is the relevant consideration for purposes of National Register eligibility.

Moreover, even if National Register eligibility *were* a numbers game, Mr. Westmoreland’s exhibit is so riddled with errors that it could not credibly be said to be “definitive” of anything, much less of the percentage of Tuxedo Park historic district homes that are 50 years of age or older, as he asserts:

- It includes homes, condominiums, vacant lots and commercial structures on Honour Circle, Habersham Cove Drive, Habersham Valley Road and Habersham Road north of Valley—streets that were specifically *excluded* from Mr. Young’s eligibility determination. The erroneous inclusions would inflate the list by 109 entries, virtually none of which are historic.
- It includes 17 homes and commercial structures on Powers Ferry Road, which is not part of Tuxedo Park and is instead part of the Chastain Park neighborhood.
- It includes five commercial structures on Roswell Road, which is not part of Tuxedo Park and is instead part of the Central Buckhead Business District.
- It omits all of the homes on Chatham Road, Grant Valley Road, King Road, West Andrews Drive and the segment of Valley Road east of Habersham—streets that were specifically included in Mr. Young’s National Register eligibility determination. These omissions add up to a total of 117 homes that were erroneously omitted, 74 of which are historic.
- Although it includes some of the homes on Blackland Road, Habersham Road, Northside Drive, Tuxedo Road and West Paces Ferry Road, it omits 96 others, 65 of which are historic.
- These omissions include many of Tuxedo Park’s oldest and most historic homes, including the Jones-Fowler House, built in 1924 at 205 West Paces Ferry Road; the Goodrum-Brown House, built in 1929 at 320 West Paces Ferry Road; the Howell-Kilpatrick House, built in 1932 at 400 West Paces Ferry Road; the English-Chambers House, built in 1930 at 426 West Paces Ferry Road; “Arden” (the Dickey-Jolly House), built in 1914 at 456 West Paces Ferry Road; the Carr-Schoen House, built in 1939 at 3820 Northside Drive; and “Broadlands” (the Richardson-Allen House), built in 1924 at 3600 Northside Drive.
- It lists another of Tuxedo Park’s most historic homes—“Marcan Hall,” built in 1934 at 65 Valley Road—as a vacant lot.
- It lists 111 Valley Road as having a home built in 2020, when in fact that property is a vacant lot.

TPCA believes the exhibit likely includes other errors and omissions as well. Even without more, however, the glaring errors, omissions and erroneous inclusions detailed above establish



that Mr. Westmoreland’s exhibit is totally inapposite for determining the percentage of homes in Tuxedo Park’s historic district that are 50 years of age or older.

What is even more disturbing about Mr. Westmoreland’s exhibit, however, is that it purports to change the historical ages of over two hundred of Tuxedo Park’s home without rational basis:

- In most of these cases Mr. Westmoreland would change the historical ages of these homes to the “Effective Date Built” in Fulton County tax records, but reliance on those entries for anything approaching historical significance is woefully misplaced. According to Lisa Aman, a member of the Board of the Fulton County Tax Assessors, the “Effective Date Built” entries on Fulton Country tax records are merely estimates of the various properties’ *condition*, based on renovation or neglect. A home that has suffered extensive neglect, for example, might have an “Effective Date Built” that is *earlier than its date of construction*. Such estimates of physical condition obviously have nothing whatsoever to do with the actual historic ages or with the remaining historic character of these homes—which is the relevant consideration for purposes of National Register eligibility.
- In five other cases—52 Blackland Road, 3365 Knollwood Drive, 3671 Tuxedo Road, 95 Valley Road, and 295 West Paces Ferry Road—Mr. Westmoreland appears to change the date of original construction to the year of a subsequent building permit. Although these homes have in fact been subject to renovation and in some cases addition, none of those renovations or additions changed their fundamental historic character so drastically that their historical character was lost—which, again, is the relevant consideration for purposes of National Register eligibility. Thus there is no basis for changing these homes’ status as historic—and no basis for changing their dates of original construction in any event.

In fairness, Mr. Westmoreland identifies nine other homes—90 Blackland, 91 Blackland, 300 Blackland, 330 Blackland, 364 Valley, 3700 Tuxedo, 3452 Woodhaven, 3584 Woodhaven and 450 Valley--that TPCA does believe have been changed so substantially they have lost their historic character. We believe these properties are now noncontributing, as are fifteen other identified properties where the original structures have recently been torn down and replaced with new construction or are in the process of being replaced with new construction.

In that regard TPCA has prepared a new exhibit below updating the list previously submitted to Doug Young in support of our request for determination of National Register eligibility. This list is divided into three parts—Contributing Properties, Noncontributing Properties and Properties Not Counted—so that it clearly shows that the properties identified as having been town down and replaced or as having lost their historic character are now classified as “noncontributing.” We would also note the following:

- We added 3799 Northside Drive, which had been inadvertently omitted.
- We added the date of construction of 265 Blackland Road, which had previously been omitted.
- We deleted 3572 Knollwood Drive because it is a vacant parcel that is part of the adjoining property.
- We deleted 231 West Paces Ferry Road because it is a vacant parcel that has been purchased by the nextdoor neighbor and is now a part of that property’s front yard.



KMN

- We declined to add 347 Valley Road and 3543 Northside Drive because those properties do not exist.
- We declined to add 348 Valley, 380 Valley, 3620 Knollwood and 3563 Northside Drive because those properties are vacant lots. Vacant lots say nothing about the remaining historic character of Tuxedo Park—which is the relevant consideration for purposes of National Register eligibility.
- We declined to add 3546 Habersham because it is outside the designated historic district (and also a vacant lot).
- We declined to add any properties that were outside Tuxedo Park or outside the historic district deemed National Register eligible.
- We used the original date of construction from tax records as the historic age of all properties. We declined to change those dates to building permit dates because the proper consideration for National Register eligibility is not the fact of renovation or other change, but whether those changes drastically changed the historic character of the structure. We declined to change the original date of construction to the “Effective Date Built” in tax records because the latter dates are merely the tax assessors’ estimates of the structures’ physical condition. As such they say nothing about historic age or remaining historic character—which is the relevant consideration.

After making the changes and corrections detailed above, the Exhibit shows that there are 318 homes in Tuxedo Park that are 50 years of age or older and are thus “contributing” and that there are 242 homes in Tuxedo Park that are “noncontributing.” Given that, and given that the homes newly identified as noncontributing follow Tuxedo Park’s historic pattern of gracious homes of architectural significance on gracious lots with gracious setbacks and thus do not diminish or detract from the neighborhood’s historic significance, TPCA submits that Doug Young’s determination of Tuxedo Park’s eligibility for listing on the National Register of Historic Places clearly must stand.

### **Tuxedo Park’s Historic Character**

As Doug Young found, the basic historic layout of Tuxedo Park’s historic district was of deep rectangular lots with straight sides. Mr. Westmoreland attacks that determination on grounds that not every lot within the historic district follows that pattern and on grounds that some lots outside the designated historic district are irregularly shaped. It goes without saying that lots outside the district say absolutely nothing about the historic layout of lots within it. But is similarly true that exceptions here and there within the historic district do not change the basic historic pattern—clearly evident even on Mr. Westmoreland’s exhibit—of an historic layout pattern of straight-sided lots radiating from streets following the neighborhood’s topography.

TPCA would also point out that in addition to its pattern of straight-sided lots, the hallmark of Tuxedo Park’s historic layout is its pattern of gracious front and side setbacks, significantly deeper than those required under applicable zoning—a pattern clearly shown on the shape file previously provided to Doug Young. The southernmost lot proposed in this subdivision application—with its irregularly angled southern lot line in violation not only of Tuxedo Park’s historic lot design, but also of the subdivision ordinance at Section 15-08.005(d)(3)—would fly in the face of those setback pattern and allow for a home with a *back* door in front of the *front*



doors of the homes to either side. If the southernmost lot line is required to be straight following the historic lot design pattern and in accord with the clear directive of the subdivision ordinance, the lot design would force the location of a new home to the historic setback line.

TPCA thus submits that under the provisions of the subdivision ordinance at Section 15-08.006(d)(6)—which requires subdivisions of historic properties to follow historic design and layout patterns, including historic setback patterns—the southernmost lot line in this proposed subdivision must be straight, both to follow the historic lot design as well as to preserve Tuxedo Park’s historic setbacks.

### **Straight Central Lot Line**

Mr. Westmoreland disputes the Department’s directive to straighten the new central lot line on grounds that the City has made exceptions to the straight-line rule in the past. Setting aside the fact that exceptions do not vitiate the rule, TPCA submits that the central lot line must be straight for the same reason that the southernmost lot line must be straight: Section 15-08.006(d)(6) of the subdivision ordinance—which requires subdivisions of historic properties to follow historic lot design patterns—demands it.

### **Double Frontage Lot**

Mr. Westmoreland contends that the City cannot both require that the central lot line be straight and also apply the subdivision code’s clear prohibition against double frontage lots. TPCA submits that just because application of the clear provisions of the subdivision code means that the proposed subdivision as currently drawn is unlawful does not require that the law not be followed.

### **Removal of Accessory Recreation Structures**

This is another instance where Mr. Westmoreland is seeking to have exceptions in enforcement vitiate the rule of law. The zoning ordinance at Section 16-28.008(6) clearly prohibits recreation structures adjacent to the street. Not to enforce those prohibitions in this case would not only be an abdication of the City’s responsibility, but also fly in the face of Tuxedo Park’s historic setbacks--since allocating the current swimming and tennis structures to a lot half the current size leaves no room for a home except placed significantly in front of the current setback line. TPCA submits that removal of these structures is thus required not only by the plain language of the zoning ordinance but also by the subdivision ordinance’s requirement that Tuxedo Park’s historic setbacks be honored.

### **Other Technical Requirements**

Jennifer Alerwine, counsel for Friends of Tuxedo Road and a highly experienced land use attorney, has ably detailed other technical deficiencies of this proposed subdivision in her letter of August 11. TPCA strongly supports her conclusion that that this subdivision must be denied for a variety of technical failures, not least of which is that when the technical requirements of

the subdivision ordinance are followed, a nonconforming lot is created in violation of Section 15-08.005(d)(3).

## Conclusion

Mr. Westmoreland's entire focus appears to be on exceptions, wanting exceptions in Tuxedo Park's historic preservation to overshadow its clearly remaining historic character and exceptions in the City's enforcement to swallow up subdivision rules and straightforward City ordinances. The truth is, as Doug Young found, that there is more than enough of Tuxedo Park's historic character remaining for the designated historic district to be eligible for listing on the National Register of Historic Places. Lists of vacant lots and renovations that do not drastically alter the historic character of neighborhood homes do not change that. Nor should exceptions in enforcement be allowed to write duly passed subdivision and zoning ordinances out of the City Code. To hold otherwise would make the subdivision of land in the City of Atlanta an exception-based free-for-all, vitiating any semblance of the rule of law, eroding property values and undermining public trust and confidence in the City's willingness to follow its own rules.

For all the foregoing reasons, TPCA submits that your department's analysis of the subdivision application in this case was manifestly correct.

Sincerely yours,

/s/

Gloria J. Cheatham  
President-elect

Cc: The Honorable J.P. Mazigkeit (via email)  
The Honorable Matt Westmoreland (via email)  
Commissioner Tim Keane (via email)  
Mr. Doug Young (via email)





City of Miami | Department of City Planning  
**OFFICE OF ZONING  
& DEVELOPMENT**

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**09/22/2020** **KMN**

**V-20-127**



**TUXEDO PARK HISTORIC DISTRICT - CONTRIBUTING PROPERTIES**

Description	MATCH	Tax Record - Year Built	CW - Year built	Street #	Street Name	
C-2020	match	1958	1958	110	Blackland Drive	
C-2020	match	1958	1958	115	Blackland Drive	
C-2020	match	1958	1958	122	Blackland Drive	
C-2020	match	1958	1958	130	Blackland Drive	
C-2020	match	1956	1956	144	Blackland Drive	
C-2020	match	1957	1957	160	Blackland Drive	
C-2020	match	1957	1957	163	Blackland Drive	
C-2020	match	1957	1957	172	Blackland Drive	
C-2020	match	1958	1958	180	Blackland Drive	
C-2020	match	1956	1956	192	Blackland Drive	
C-2020	match	1958	1958	201	Blackland Drive	
C-2020	match	1959	1959	204	Blackland Drive	
C-2020	match	1945	1945	16	Blackland Rd	
C-2020	match	1952	1952	21	Blackland Rd	
C-2020	match	1954	1954	24	Blackland Rd	
C-2020	match	1949	1949	41	Blackland Rd	
C-2020	match	1949	1949	42	Blackland Rd	
C-2020	match	1949	1949	44	Blackland Rd	
C-2020	match	1954	1954	45	Blackland Rd	
C-2020		1948	1996	52	Blackland Rd	
C-2020	match	1960	1960	62	Blackland Rd	
C-2020	match	1948	1948	63	Blackland Rd	
C-2020	match	1952	1952	71	Blackland Rd	
C-2020	match	1950	1950	77	Blackland Rd	
C-2020	match	1970	1970	95	Blackland Rd	
C-2020	match	1957	1957	98	Blackland Rd	
C-2020	match	1949	1949	101	Blackland Rd	
C-2020	match	1941	1941	109	Blackland Rd	
C-2020	match	1962	1962	110	Blackland Rd	
C-2020	match	1957	1957	115	Blackland Rd	
C-2020	match	1951	1951	118	Blackland Rd	
C-2020	match	1948	1948	171	Blackland Rd	
C-2020	match	1939	1939	175	Blackland Rd	
C-2020	match	1951	1951	200	Blackland Rd	
C-2020	match	1937	1937	205	Blackland Rd	
C-2020	match	1937	1937	250	Blackland Rd	
C-2020	match	1937	1937	262	Blackland Rd	
C-2020		1952		265	Blackland Rd	
C-2020	match	1935	1935	280	Blackland Rd	
C-2020	Peninsula House	match	1937	1937	281	Blackland Rd
C-2020		match	1952	1952	309	Blackland Rd
C-2020		match	1951	1951	329	Blackland Rd
C-2020		match	1954	1954	350	Blackland Rd

C-2020	match	1955	1955	366	Blackland Rd
C-2020	match	1954	1954	380	Blackland Rd
C-2020	match	1954	1954	404	Blackland Rd
C-2020	match	1950	1950	409	Blackland Rd
C-2020	match	1956	1956	418	Blackland Rd
C-2020	match	1950	1950	436	Blackland Rd
C-2020	match	1952	1952	468	Blackland Rd
C-2020	match	1955	1955	469	Blackland Rd
C-2020		1950		3296	Chatham Rd
C-2020		1958		3308	Chatham Rd
C-2020		1952		3320	Chatham Rd
C-2020		1953		3340	Chatham Rd
C-2020		1954		3352	Chatham Rd
C-2020		1964		3364	Chatham Rd
C-2020		1966		3298	Grant Valley Rd
C-2020		1967		3310	Grant Valley Rd
C-2020		1962		3311	Grant Valley Rd
C-2020		1962		3321	Grant Valley Rd
C-2020		1958		3322	Grant Valley Rd
C-2020		1962		3331	Grant Valley Rd
C-2020		1950		3332	Grant Valley Rd
C-2020		1965		3340	Grant Valley Rd
C-2020		1960		3341	Grant Valley Rd
C-2020		1965		3353	Grant Valley Rd
C-2020		1960		3360	Grant Valley Rd
C-2020		1963		3363	Grant Valley Rd
C-2020		1949		3295	Habersham Rd
C-2020		1945		3301	Habersham Rd
C-2020		1936		3315	Habersham Rd
C-2020	match	1959	1959	3320	Habersham Rd
C-2020		1934		3321	Habersham Rd
C-2020		1941		3329	Habersham Rd
C-2020	match	1953	1953	3330	Habersham Rd
C-2020		1945		3337	Habersham Rd
C-2020		1945		3355	Habersham Rd
C-2020		1945		3365	Habersham Rd
C-2020		1941		3371	Habersham Rd
C-2020	match	1943	1943	3374	Habersham Rd
C-2020		1942		3377	Habersham Rd
C-2020	match	1941	1941	3378	Habersham Rd
C-2020		1952		3385	Habersham Rd
C-2020		1941		3391	Habersham Rd
C-2020		1940		3399	Habersham Rd
C-2020	match	1938	1938	3400	Habersham Rd
C-2020		1949		3403	Habersham Rd
C-2020	match	1926	1926	3414	Habersham Rd
C-2020		1936		3415	Habersham Rd

C-2020		match	1937	1937	3418	Habersham Rd
C-2020			1951		3425	Habersham Rd
C-2020			1965		261	King Rd
C-2020			1956		275	King Rd
C-2020			1955		328	King Rd
C-2020			1955		337	King Rd
C-2020			1958		365	King Rd
C-2020			1955		386	King Rd
C-2020			1955		400	King Rd
C-2020			1958		409	King Rd
C-2020			1957		430	King Rd
C-2020			1954		467	King Rd
C-2020			1959		470	King Rd
C-2020			1957		481	King Rd
C-2020			1957		497	King Rd
C-2020			1957		510	King Rd
C-2020			1960		511	King Rd
C-2020			1956		527	King Rd
C-2020			1957		540	King Rd
C-2020			1958		541	King Rd
C-2020		match	1950	1950	3350	Knollwood Drive
C-2020		match	1957	1957	3353	Knollwood Drive
C-2020		match	1955	1955	3364	Knollwood Drive
C-2020			1957	1990	3365	Knollwood Drive
C-2020		match	1954	1954	3378	Knollwood Drive
C-2020		match	1958	1958	3412	Knollwood Drive
C-2020		match	1962	1962	3415	Knollwood Drive
C-2020		match	1950	1950	3440	Knollwood Drive
C-2020		match	1950	1950	3468	Knollwood Drive
C-2020		match	1951	1951	3469	Knollwood Drive
C-2020			1953	1954	3488	Knollwood Drive
C-2020		match	1951	1951	3489	Knollwood Drive
C-2020		match	1945	1945	3496	Knollwood Drive
C-2020		match	1952	1952	3503	Knollwood Drive
C-2020		match	1957	1957	3510	Knollwood Drive
C-2020		match	1954	1954	3526	Knollwood Drive
C-2020		match	1948	1948	3537	Knollwood Drive
C-2020		match	1945	1945	3555	Knollwood Drive
C-2020		match	1962	1962	3562	Knollwood Drive
C-2020		match	1953	1953	3573	Knollwood Drive
C-2020		match	1955	1955	3603	Knollwood Drive
C-2020		match	1958	1958	3623	Knollwood Drive
C-2020	Charles Black House		1928	1927	3521	Northside Drive
C-2020		match	1962	1962	3585	Northside Drive
C-2020	"Broadlands"		1924		3600	Northside Drive
C-2020		match	1953	1953	3641	Northside Drive

C-2020		match	1952	1952	3645	Northside Drive
C-2020		match	1952	1952	3671	Northside Drive
C-2020			1959		3690	Northside Drive
C-2020			1951		3700	Northside Drive
C-2020			1964		3770	Northside Drive
C-2020	Carr-Schoen House		1939		3820	Northside Drive
C-2020			1948		3836	Northside Drive
C-2020			1957		3885	Northside Drive
C-2020			1951		3886	Northside Drive
C-2020			1963		3955	Northside Drive
C-2020			1940	1940	2	Putnam Drive
C-2020		match	1938	1938	10	Putnam Drive
C-2020		match	1943	1943	14	Putnam Drive
C-2020		match	1949	1949	15	Putnam Drive
C-2020		match	1943	1943	20	Putnam Drive
C-2020		match	1943	1943	23	Putnam Drive
C-2020		match	1940	1940	37	Putnam Drive
C-2020		match	1940	1940	40	Putnam Drive
C-2020		match	1941	1941	44	Putnam Drive
C-2020		match	1942	1942	49	Putnam Drive
C-2020		match	1942	1942	56	Putnam Drive
C-2020		match	1941	1941	57	Putnam Drive
C-2020	Wilby-Wolf House	match	1936	1936	3554	Tuxedo Park
C-2020		match	1938	1938	3400	Tuxedo Rd
C-2020	Smith House "Fairleigh"	match	1927	1927	3407	Tuxedo Rd
C-2020	Childs House "Whitehall"	match	1927	1927	3425	Tuxedo Rd
C-2020		match	1953	1953	3430	Tuxedo Rd
C-2020		match	1957	1957	3439	Tuxedo Rd
C-2020		match	1956	1956	3460	Tuxedo Rd
C-2020		match	1939	1939	3461	Tuxedo Rd
C-2020		match	1935	1935	3475	Tuxedo Rd
C-2020		match	1929	1929	3488	Tuxedo Rd
C-2020		match	1937	1937	3495	Tuxedo Rd
C-2020		match	1920	1920	3537	Tuxedo Rd
C-2020		match	1931	1931	3540	Tuxedo Rd
C-2020		match	1933	1933	3541	Tuxedo Rd
C-2020		match	1928	1928	3564	Tuxedo Rd
C-2020		match	1952	1952	3584	Tuxedo Rd
C-2020		match	1951	1951	3600	Tuxedo Rd
C-2020		match	1950	1950	3612	Tuxedo Rd
C-2020		match	1941	1941	3617	Tuxedo Rd
C-2020		match	1947	1947	3618	Tuxedo Rd
C-2020		match	1937	1937	3619	Tuxedo Rd

C-2020		match	1955	1955	3625	Tuxedo Rd
C-2020		match	1952	1952	3639	Tuxedo Rd
C-2020	"Windcrofte" Woodruff- Millner House	match	1940	1940	3640	Tuxedo Rd
C-2020	Manley-Kellett House	match	1935	1935	3651	Tuxedo Rd
C-2020	Skaggs-Pope House	match	1929	1929	3655	Tuxedo Rd
C-2020	Nunnally- Howell House	match	1929	1929	3656	Tuxedo Rd
C-2020		match	1932	1932	3661	Tuxedo Rd
C-2020	Moore- McChesney House		1934	2000	3671	Tuxedo Rd
C-2020		match	1958	1958	3691	Tuxedo Rd
C-2020		match	1952	1952	3707	Tuxedo Rd
C-2020		match	1938	1938	3719	Tuxedo Rd
C-2020		match	1936	1936	3753	Tuxedo Rd
C-2020	Goldsmith- Davison House	match	1927	1927	3764	Tuxedo Rd
C-2020		match	1940	1940	3781	Tuxedo Rd
C-2020	Malon Courts Residence	match	1936	1936	3795	Tuxedo Rd
C-2020	Holbrook-Ellis House	match	1936	1936	3807	Tuxedo Rd
C-2020			1969		3875	Tuxedo Rd
C-2020			1963		3888	Tuxedo Rd
C-2020			1941		3905	Tuxedo Rd
C-2020			1945		3916	Tuxedo Rd
C-2020			1954		3929	Tuxedo Rd
C-2020			1958		3947	Tuxedo Rd
C-2020			1947		3961	Tuxedo Rd
C-2020			1950		3976	Tuxedo Rd
C-2020			1940		4046	Tuxedo Rd
C-2020			1940		4047	Tuxedo Rd
C-2020			1929		3365	Valley Circle
C-2020			1959		3368	Valley Circle
C-2020			1963		3370	Valley Circle
C-2020			1963		3378	Valley Circle
C-2020			1965		3381	Valley Circle
C-2020			1968		3388	Valley Circle
C-2020			1963		3393	Valley Circle
C-2020		match	1949	1949	20	Valley Rd
C-2020	Orme-Barkin House	match	1929	1929	25	Valley Rd

C-2020		match	1953	1953	35	Valley Rd
C-2020	Orme Jr- Overend House	match	1941	1941	50	Valley Rd
C-2020	"Marcan Hall" Candler Dobbs- Edgell House. Still standing and occupied		1934	CW: "Property not counted as either new or historic. No known building but futher research may reveal historic buildings removed"	65	Valley Rd
C-2020	"Pine Top" Huger-Rollins House		1925	2013	95	Valley Rd
C-2020		match	1966	1966	105	Valley Rd
C-2020		match	1956	1956	116	Valley Rd
C-2020		match	1953	1953	145	Valley Rd
C-2020		match	1956	1956	165	Valley Rd
C-2020		match	1936	1936	195	Valley Rd
C-2020		match	1960	1960	202	Valley Rd
C-2020	"Azalea House" Charles Black- Shaw House	match	1930	1930	225	Valley Rd
C-2020	Holiday- McMillen House	match	1934	1934	285	Valley Rd
C-2020	Nunnally House		1933	1938	291	Valley Rd
C-2020		match	1929	1929	315	Valley Rd
C-2020		match	1956	1956	345	Valley Rd
C-2020		match	1960	1960	415	Valley Rd
C-2020		match	1949	1949	447	Valley Rd
C-2020		match	1963	1963	470	Valley Rd
C-2020		match	1952	1952	471	Valley Rd
C-2020		match	1956	1956	480	Valley Rd
C-2020		match	1947	1947	485	Valley Rd
C-2020		match	1956	1956	496	Valley Rd
C-2020		match	1950	1950	510	Valley Rd
C-2020		match	1958	1958	511	Valley Rd
C-2020			1960		3255	Valley Rd

C-2020		1965	3260	Valley Rd
C-2020		1965	3265	Valley Rd
C-2020		1959	3272	Valley Rd
C-2020		1962	3285	Valley Rd
C-2020		1958	3295	Valley Rd
C-2020		1960	3304	Valley Rd
C-2020		1967	3312	Valley Rd
C-2020		1968	3315	Valley Rd
C-2020		1970	3325	Valley Rd
C-2020		1969	3335	Valley Rd
C-2020		1967	3345	Valley Rd
C-2020		1968	3346	Valley Rd
C-2020		1968	3362	Valley Rd
C-2020		1966	3385	Valley Rd
C-2020		1958	3430	Valley Rd
C-2020		1958	3435	Valley Rd
C-2020		1961	3436	Valley Rd
C-2020		1964	3448	Valley Rd
C-2020		1958	3455	Valley Rd
C-2020		1962	3458	Valley Rd
C-2020		1964	3463	Valley Rd
C-2020		1961	3468	Valley Rd
C-2020		1961	3478	Valley Rd
C-2020		1961	3488	Valley Rd
C-2020		1961	3495	Valley Rd
C-2020		1963	3500	Valley Rd
C-2020		1952	3230	W. Andrews Drive
C-2020		1947	3302	W. Andrews Drive
C-2020		1945	3314	W. Andrews Drive
C-2020		1960	3330	W. Andrews Drive
C-2020		1960	135	West Paces Ferry Rd
C-2020		1964	139	West Paces Ferry Rd
C-2020	"Craigellachie"	1926	155	West Paces Ferry Rd
C-2020		1949	180	West Paces Ferry Rd
C-2020		1958	200	West Paces Ferry Rd
C-2020	Thornton- Fowler House	1934	205	West Paces Ferry Rd
C-2020		1954	210	West Paces Ferry Rd
C-2020		1930	216	West Paces Ferry Rd
C-2020		1954	218	West Paces Ferry Rd
C-2020		1920	220	West Paces Ferry Rd
C-2020		1934	230	West Paces Ferry Rd
C-2020		1946	250	West Paces Ferry Rd
C-2020		1960	251	West Paces Ferry Rd
C-2020		1960	265	West Paces Ferry Rd
C-2020		1940	274	West Paces Ferry Rd

C-2020			1954		275	West Paces Ferry Rd
C-2020			1929		281	West Paces Ferry Rd
C-2020	match		1953	1953	289	West Paces Ferry Rd
C-2020			1953	1988	295	West Paces Ferry Rd
	"Peacock House"	Goodrum-Mat-Patterson House				
C-2020			1929		320	West Paces Ferry Rd
C-2020			1930		390	West Paces Ferry Rd
	"Nestledown"	Howell-Wheeler House				
C-2020			1932		400	West Paces Ferry Rd
	"Rosewood"	English-Chambers House				
C-2020			1930		426	West Paces Ferry Rd
C-2020		Dickey House "Arden"	1914		456	West Paces Ferry Rd
C-2020		Carriage House	1970		468	West Paces Ferry Rd
C-2020			1967		470	West Paces Ferry Rd
C-2020		Jackson-Alsop- Arnold House	1912		490	West Paces Ferry Rd
	"Villa Juanita"	Whitehead-Loudermilk House				
C-2020			1923	1922	509	West Paces Ferry Rd
	Willis Jones-	McDonald House				
C-2020			1920		520	West Paces Ferry Rd
C-2020	match		1956	1956	539	West Paces Ferry Rd
	"Pink Palace"	Rhodes House				
C-2020			1923	1926	541	West Paces Ferry Rd
C-2020			1953		560	West Paces Ferry Rd
C-2020	match		1930	1930	563	West Paces Ferry Rd
	"Dellbrook"	Emmert-Forsyth House				
C-2020	match		1929	1929	591	West Paces Ferry Rd
C-2020			1952		670	West Paces Ferry Rd
	Richardson- Howell House					
C-2020			1933		675	West Paces Ferry Rd
	"Knollwood"	Kiser House				
C-2020	match		1931	1931	3351	Woodhaven Rd
C-2020	match		1953	1953	3370	Woodhaven Rd
C-2020	match		1951	1951	3392	Woodhaven Rd

C-2020		match	1949	1949	3393	Woodhaven Rd
C-2020		match	1952	1952	3404	Woodhaven Rd
C-2020		match	1949	1949	3455	Woodhaven Rd
C-2020		match	1958	1958	3470	Woodhaven Rd
C-2020		match	1954	1954	3488	Woodhaven Rd
C-2020		match	1956	1956	3502	Woodhaven Rd
C-2020		match	1949	1949	3511	Woodhaven Rd
C-2020		match	1949	1949	3527	Woodhaven Rd
C-2020	Cody-Prince House	match	1951	1951	3543	Woodhaven Rd
C-2020		match	1945	1945	3585	Woodhaven Rd

**318 CONTRIBUTING**

**TUXEDO PARK HISTORIC DISTRICT - NONCONTRIBUTING PROPERTIES**

<b>NOTES</b>	<b>Tax Record - Year Built</b>	<b>CW- Year built</b>	<b>Street #</b>	<b>Street Name</b>
match	1990	1990	86	Blackland Court
match	1997	1997	88	Blackland Court
match	1990	1990	89	Blackland Court
match	1990	1990	90	Blackland Court
match	1989	1989	91	Blackland Court
match	1989	1989	92	Blackland Court
match	1989	1989	93	Blackland Court
HISTORIC SIGNIFICANCE LOST	1957	1957	91	Blackland Drive
match	2016	2016	147	Blackland Drive
match	1996	1996	211	Blackland Drive
match	2004	2004	216	Blackland Drive
	1998	1999	17	Blackland Rd
match	2015	2015	18	Blackland Rd
match	2015	2015	33	Blackland Rd
match	2001	2001	40	Blackland Rd
UNDER CONSTRUCTION	1953		51	Blackland Rd
match	2013	2103	58	Blackland Rd
match	2007	2007	59	Blackland Rd
match	2007	2007	67	Blackland Rd
match	2005	2005	72	Blackland Rd
match	1990	1990	81	Blackland Rd
match	1996	1996	82	Blackland Rd
match	2014	2014	89	Blackland Rd
HISTORIC SIGNIFICANCE LOST	1959	1959	90	Blackland Rd
match	1996	1996	92	Blackland Rd
match	1986	1986	105	Blackland Rd
match	1990	1990	114	Blackland Rd
match	1995	1995	124	Blackland Rd
match	2007	2007	125	Blackland Rd
match	1996	1996	130	Blackland Rd
match	2013	2013	133	Blackland Rd
match	1997	1997	134	Blackland Rd
match	1993	1993	139	Blackland Rd
match	2016	2016	142	Blackland Rd
match	1994	1994	143	Blackland Rd
match	2007	2007	145	Blackland Rd
match	2005	2005	150	Blackland Rd
match	2008	2008	155	Blackland Rd
match	2015	2015	161	Blackland Rd
match	1971	1971	225	Blackland Rd

HISTORIC SIGNIFICANCE LOST	1950	2018	300	Blackland Rd
UNDER CONSTRUCTION	1960	1980	312	Blackland Rd
HISTORIC SIGNIFICANCE LOST	1955	2008	330	Blackland Rd
match	2006	2006	375	Blackland Rd
UNDER CONSTRUCTION	1953	1970	389	Blackland Rd
match	2009	2009	421	Blackland Rd
match	2008	2008	439	Blackland Rd
match	2000	2000	449	Blackland Rd
match	2005	2005	450	Blackland Rd
match	2018	2018	459	Blackland Rd
	1982		3303	Chatham Rd
	2001		3321	Chatham Rd
	2016		3335	Chatham Rd
	1982		3345	Chatham Rd
	1980		3355	Chatham Rd
	1980		3365	Chatham Rd
match	1984	1984	3260	Habersham Rd
match	1983	1983	3270	Habersham Rd
	1982	1983	3280	Habersham Rd
	1990		3281	Habersham Rd
match	1986	1986	3290	Habersham Rd
match	1986	1986	3300	Habersham Rd
	2005		3303	Habersham Rd
	1983		3345	Habersham Rd
match	2013	2013	3358	Habersham Rd
match	2006	2006	3370	Habersham Rd
	1997		3381	Habersham Rd
match	1982	1982	3382	Habersham Rd
match	1982	1982	3410	Habersham Rd
	2015		3411	Habersham Rd
	1998		3429	Habersham Rd
match	1980	1980	3434	Habersham Rd
	1987		3435	Habersham Rd
	1971		270	King Rd
	1998		280	King Rd
	1999		281	King Rd
	2000		295	King Rd
	2011		309	King Rd
	2017		310	King Rd
	2015		321	King Rd
	2017		342	King Rd
	2012		351	King Rd
	2003		358	King Rd
	2019		372	King Rd
	2005		383	King Rd
	2015		412	King Rd
	2009		435	King Rd

	2009		496	King Rd
	2016		526	King Rd
match	2015	2015	3383	Knollwood Drive
match	2001	2001	3394	Knollwood Drive
match	2013	2013	3395	Knollwood Drive
match	2016	2016	3430	Knollwood Drive
match	2001	2001	3439	Knollwood Drive
match	2004	2004	3453	Knollwood Drive
UNDER CONSTRUCTION	1951	1990	3456	Knollwood Drive
UNDER CONSTRUCTION	1945	1965	3517	Knollwood Drive
match	2018	2018	3540	Knollwood Drive
UNDER CONSTRUCTION	1957	1980	3570	Knollwood Drive
match	2002	2002	3589	Knollwood Drive
	1987		3400	Northside Drive
	1983		3500	Northside Drive
match	2015	2015	3659	Northside Drive
	1985		3696	Northside Drive
	2006		3799	Northside Drive
	1991		3860	Northside Drive
	1987		3865	Northside Drive
match	1999	1999	11	Putnam Drive
match	1991	1991	81	Putnam Drive
match	1989	1989	91	Putnam Drive
match	1990	1990	3594	Tuxedo Court
match	1993	1993	3595	Tuxedo Court
match	1989	1989	3600	Tuxedo Court
match	1990	1990	3605	Tuxedo Court
match	1999	1999	3611	Tuxedo Court
match	1992	1992	3617	Tuxedo Court
match	1998	1998	3494	Tuxedo Park
match	1993	1993	3530	Tuxedo Park
match	1983	1983	3535	Tuxedo Park
match	1978	1978	3545	Tuxedo Park
match	1978	1978	3551	Tuxedo Park
match	1974	1974	3557	Tuxedo Park
match	1981	1981	3571	Tuxedo Park
match	1973	1973	3576	Tuxedo Park
match	1980	1980	3586	Tuxedo Park
match	1996	1996	3587	Tuxedo Park
	1979		3590	Tuxedo Park
match	1990	1990	3594	Tuxedo Park
UNDER CONSTRUCTION	1957	1980	3391	Tuxedo Rd
match	2015	2015	3403	Tuxedo Rd
match	1989	1989	3417	Tuxedo Rd
match	1975	1975	3420	Tuxedo Rd
match	2006	2006	3444	Tuxedo Rd
match	2008	2008	3470	Tuxedo Rd

match	1974	1974	3500	Tuxedo Rd
match	1998	1998	3565	Tuxedo Rd
match	2012	2012	3574	Tuxedo Rd
match	1996	1996	3622	Tuxedo Rd
UNDER CONSTRUCTION	1950	1990	3626	Tuxedo Rd
	1972	1990	3627	Tuxedo Rd
match	1989	1989	3628	Tuxedo Rd
match	1985	1985	3629	Tuxedo Rd
match	2002	2002	3631	Tuxedo Rd
match	1990	1990	3633	Tuxedo Rd
match	2002	2002	3636	Tuxedo Rd
match	1997	1997	3650	Tuxedo Rd
NEW CONSTRUCTION		2016	3665	Tuxedo Rd
NEW CONSTRUCTION		2020	3668	Tuxedo Rd
match	1998	1998	3669	Tuxedo Rd
match	1998	1998	3676	Tuxedo Rd
match	2005	2005	3680	Tuxedo Rd
HISTORIC SIGNIFICANCE LOST	1957	1990	3700	Tuxedo Rd
UNDER CONSTRUCTION			3727	Tuxedo Rd
match	2007	2007	3750	Tuxedo Rd
	2000		3850	Tuxedo Rd
	2006		3900	Tuxedo Rd
	2017		3930	Tuxedo Rd
	2006		3944	Tuxedo Rd
	2002		3958	Tuxedo Rd
	1985		3979	Tuxedo Rd
	2011		4000	Tuxedo Rd
	2019		4005	Tuxedo Rd
	2017		4012	Tuxedo Rd
	2006		4025	Tuxedo Rd
	1985		4035	Tuxedo Rd
	1974		4036	Tuxedo Rd
	1980		3396	Valley Circle
	1984		3406	Valley Circle
match	1997	1997	10	Valley Rd
match	1990	1990	15	Valley Rd
match	1985	1985	40	Valley Rd
UNDER CONSTRUCTION	1934	1985	45	Valley Rd
match	2009	2009	70	Valley Rd
match	2006	2006	98	Valley Rd
match	2013	2013	100	Valley Rd
match	2009	2009	113	Valley Rd
match	1989	1989	129	Valley Rd
match	1985	1985	140	Valley Rd
match	1981	1981	170	Valley Rd
match	1980	1980	200	Valley Rd
match	1997	1997	205	Valley Rd

match	1981	1981	215	Valley Rd
NEW CONSTRUCTION	2016	2016	251	Valley Rd
match	2006	2006	266	Valley Rd
match	2008	2008	300	Valley Rd
match	2018	2018	358	Valley Rd
HISTORIC SIGNIFICANCE LOST		1956	364	Valley Rd
match	2007	2007	400	Valley Rd
match	1990	1990	401	Valley Rd
match	1993	1993	420	Valley Rd
match	2002	2002	427	Valley Rd
UNDER CONSTRUCTION		1970	437	Valley Rd
HISTORIC SIGNIFICANCE LOST	1966	1966	450	Valley Rd
match	1997	1997	457	Valley Rd
match	2004	2004	532	Valley Rd
match	2002	2002	544	Valley Rd
	2016		3257	Valley Rd
	1997		3275	Valley Rd
	1974		3322	Valley Rd
	1975		3332	Valley Rd
	1971		3375	Valley Rd
	1979		3380	Valley Rd
	1979		3390	Valley Rd
	1999		3395	Valley Rd
	1981		3405	Valley Rd
	2000		3415	Valley Rd
	1983		3445	Valley Rd
	1981		3475	Valley Rd
	2000		3507	Valley Rd
	1986		3519	Valley Rd
	1985		3520	Valley Rd
	1985		3301	W. Andrews Drive
	1989		3335	W. Andrews Drive
	1997		3350	W. Andrews Drive
	1994		3351	W. Andrews Drive
	2003		143	West Paces Ferry Rd
	2017		147	West Paces Ferry Rd
	1985		170	West Paces Ferry Rd
	1980		195	West Paces Ferry Rd
	2002		219	West Paces Ferry Rd
	2002		223	West Paces Ferry Rd


	2005		225	West Paces Ferry Rd
	2018		241	West Paces Ferry Rd
	1972		460	West Paces Ferry Rd
match	2002	2002	515	West Paces Ferry Rd
	1991	1997	527	West Paces Ferry Rd
match	2014	2014	3325	Woodhaven Rd
match	1980	1980	3359	Woodhaven Rd
UNDER CONSTRUCTION	1955	1955	3365	Woodhaven Rd
match	1999	1999	3375	Woodhaven Rd
match	2000	2000	3407	Woodhaven Rd
match	2001	2001	3420	Woodhaven Rd
match	1993	1993	3435	Woodhaven Rd
match	1994	1994	3438	Woodhaven Rd
HISTORIC SIGNIFICANCE LOST	2019	1995	3452	Woodhaven Rd
match	1983	1983	3475	Woodhaven Rd
match	2005	2005	3497	Woodhaven Rd
match	2008	2008	3516	Woodhaven Rd
match	2018	2018	3540	Woodhaven Rd
match	2009	2009	3555	Woodhaven Rd
match	2013	2013	3560	Woodhaven Rd
HISTORIC SIGNIFICANCE LOST	1954	2005	3584	Woodhaven Rd

**242 NON CONTRIBUTING**



**TUXEDO PARK HISTORIC DISTRICT - PROPERTIES NOT COUNTED**

REASON NOT COUNTED	Street #	Street
Part of the DuBose property	3572	Knollwood Drive
Lot was purchased by next door neighbor and converted to a yard - no house	231	West Paces Ferry Rd
Doesn't exist	3543	Northside Dr
Doesn't exist	347	Valley
Vacant	3620	Knollwood Drive
Vacant	3563	Northside Dr
Vacant	348	Valley
Vacant	111	Valley
Vacant	380	Valley
Vacant	127	West Paces Ferry Rd
Outside historic district boundary	3546	Habersham
Outside Tuxedo Park	ALL	Powers Ferry
Outside Tuxedo Park	ALL	Roswell Road
Outside historic district boundary	ALL	Honour Circle
Outside historic district boundary	ALL	Habersham Cove
Outside historic district boundary	ALL	Habersham Valley
Outside historic district boundary		Habersham (east/north of
	ALL	Valley Road Intersection)

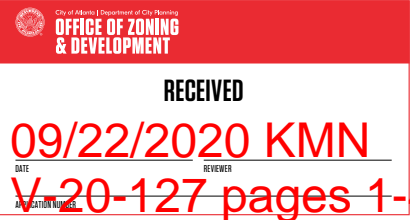

City of Atlanta | Department of City Planning  
OFFICE OF ZONING & DEVELOPMENT

# RECEIVED

09/22/2020 KMN

DATE
V-20-127
REVIEWER

APPLICATION NUMBER



Keisha Lance Bottoms  
MAYOR

## CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING  
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303  
404-330-6145 – FAX: 404-658-7491  
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE  
Commissioner, Department of  
City Planning

KEYETTA HOLMES, AICP  
Director, Office of Zoning and  
Development

August 24<sup>th</sup>, 2020

James Martin  
Barfield Consultants  
P.O. Box 475  
Morrow, GA 30260

Re: **3460 Tuxedo Road, SD-19-039**

Dear Mr. Martin,

The Office of Zoning and Development has carefully reviewed the documentation for the above referenced application submitted for review with this office on October 30<sup>th</sup>, 2019 and has determined that this application does not meet the requirements for approval as set forth in the City of Atlanta's Code of Ordinances Part 15 – Land Subdivision Ordinance – Design standards for the subdivision of land.

This determination is based on the City of Atlanta Code of Ordinances, Section 15-08.005(d)(6) that requires in part: *“In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.”*

Specifically, per the analysis completed by staff in the City's Office of Design – Historic Preservation division, it was determined this property is located within the Tuxedo Park neighborhood, which is eligible for listing on the National Register of Historic Places. As a result, the Tuxedo Park neighborhood is considered a historic neighborhood under Section 15-06.001(t)<sup>1</sup> and as such is subject to the requirements of Section 15-08.005(d)(6).

The proposed lots are not consistent with the historic neighborhood lot layout, as the proposed dimensions do not produce rectangular lots that “conform to existing lot layout, patterns, and design”. The resulting lots will include one lot that includes a side lot line with a side angle. While there are some lots with such a design/ layout, the vast majority of the existing lots in the neighborhood do not include such a configuration. The analysis finds that the proposed subdivision

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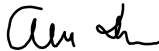
<sup>1</sup> *“Historic Neighborhood: Any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.”*

does not meet the “lot layout, pattern and design” criteria of the City’s Land Subdivision Ordinance for “historic neighborhoods”. For more details, please refer to the memorandum from Doug Young – Assistant Director, Office of Design, dated February 14<sup>th</sup>, 2020 attached to this letter.

In conclusion, based on the above, the subject subdivision application fails to meet the applicable requirements of Part 15 – Land Subdivision Ordinance and the Director of the Office of Zoning and Development shall disapprove this application.

Should you have any questions please feel free to contact me at (404) 546-0154 or [adeus@atlantaga.gov](mailto:adeus@atlantaga.gov)

Sincerely,



Alex Deus

cc: Keyetta Holmes - Director, Office of Zoning and Development  
Christian Olteanu - Assistant Director, Office of Zoning and Development  
Doug Young - Assistant Director, Office of Design



# 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  
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TIM KEANE  
Commissioner  
OFFICE OF DESIGN

TO: Alex Deus, Urban Planner III, Office of Zoning and Development  
CC: Christian Olteanu, Assistant Director, Office of Zoning and Development  
FROM: Doug Young, Assistant Director, Office of Design *DHY* text here  
RE: 3460 Tuxedo Road (SD-19-039)  
DATE: February 14, 2020

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The City's Land Subdivision Code has certain street layout / design and lot layout / pattern requirements for neighborhoods that are considered "historic" as defined by the Land Subdivision Ordinance.

Per Section 15-06.001(r), "historic neighborhoods" are either listed or eligible for listing in the National Register of Historic Places. Please note that this determination of eligibility is only for the purpose of completing the City's subdivision review process. (The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.)

If a neighborhood is considered to be "historic" for the purposes of the City's subdivision review process, the following two specific criteria of the City's Land Subdivision Ordinance could apply to the proposed subdivision:

- Section 15-08.002(a)(2) - *"in all historic neighborhoods in which street layout and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new streets shall conform to existing street design patterns."* and
- Section 15-08.005(d)(6) - *"in all historic neighborhood's in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's historic character, all new lots shall conform to existing lot layout, patterns, and design, including without limitation, orientation of lots to public street and street design patterns."*

In general, neighborhoods that are eligible for the National Register of Historic Places should be 50 years or older. When looking at whether a neighborhood should be considered a "historic neighborhood" for the purposes of the of the City's subdivision review process, a significant portion of the properties within the neighborhood should be 50 years or older, often more than 50%.

On January 17, 2020, the Office of Design Staff issued a preliminary analysis of the proposed subdivision based on the information available to the Office of Design Staff at that time, including a previously-created Dept. of City Planning-generated year of construction map and materials provided by concerned members of the public and the Tuxedo Park Civic Association. Since January 17, 2020, the Office of Design has received additional information and materials that relate to the historic neighborhood criteria in the City's Land Subdivision Code, including:

- An updated year of construction map using 1971 as the 50year benchmark year (an earlier year was used for the previously-created year of construction map);
- Additional information about the neighborhood's history, significant residents, and development provided by the Tuxedo Park Civic Association; and
- A windshield assessment of the neighborhood conducted by Office of Design Staff on February 5, 2020.

The address in question is located in the Tuxedo Park neighborhood. In looking at the aforementioned updated year of construction map, the Staff finds that there are more properties that are 50 years old or older than noted in the previously used year of construction map, in part due to the updated 50 year benchmark year. The Staff estimates that approximately 53% of the properties are 50 years old or older. In particular, the updated map shows that while there are properties that are less than 50 years old in the neighborhood, it also shows that they are more limited than previously documented and are clustered in such a way that they do not diminish or detract from the historic characteristics of the neighborhood. This physical cohesiveness was further witnessed by the Staff during their February 5, 2020 windshield assessment. As a result, the Staff finds that based on this updated information, there are enough remaining houses 50 years old or older to make the neighborhood eligible for listing on the National Register of Historic Places based the physical architectural / property integrity of the overall neighborhood. Therefore, the Tuxedo Park neighborhood should be considered a "historic neighborhood" for the purposes of the City's Land Subdivision Code.

Given the "historic neighborhood" status of Tuxedo Park for the purposes of the City's Land Subdivision Code, the Staff further finds that the "lot layout, patterns, and design are a part of and are directly related to identified elements of the neighborhood's historic character". This conclusion is based on both the consistent lot patterns utilized in the older subdivisions that now make up the present-day neighborhood and the Staff's field observation of how those lot patterns have created a relatively uniform and consistent appearance and context throughout the neighborhood. Specifically, the overall lot pattern in the neighborhood consists of mostly long, rectangular lots with straight side lot lines and with the short end of the rectangle fronting the public street. These rectangles are oriented to follow the curves of the streets and do not, in the vast majority of cases, include angles along the side lot lines.

The proposed subdivision does not produce rectangular lots that "conform to existing lot layout, patterns, and design." The resulting lots will include one lot that includes a side lot lines with an angle. While there are some lots with such a design / layout, the vast majority of the existing lots in the neighborhood do not include such a configuration.

In conclusion, based on the most recent information available to the Office of Design Staff, Staff has concluded that the proposed "lot layout, pattern, and design" does not confirm to the existing lot's "layout, patterns, and design" and as such the criteria related to "lot layout, patterns and design" has not been met.