

July 2026

Atlanta Beltline, Inc.

Historic and Cultural Resource Guidelines

Prepared for

Atlanta Beltline, Inc.

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1.0 Introduction

This document presents treatment guidance and operational tools for integrating historic and cultural resource stewardship into ABI's project delivery, design coordination, and asset management workflows. It is the third and final deliverable in the Historic and Cultural Resources Study. Where Deliverable 2 identifies challenges, opportunities, and strategic priorities, this document translates those priorities into approaches that project teams can reference during scoping, design, construction, and long-term stewardship. The Mission Statement establishes the study's organizing commitment, Deliverable 2 provides the strategy, and this document provides the recommended handbook for implementation. The primary audience is ABI staff across all departments. The guidelines are also designed to be useful to the engineers, architects, landscape architects, environmental consultants, and contractors ABI engages on capital projects, and to partner agencies coordinating on shared undertakings.

The priorities in this document were informed by structured engagement conducted during the Deliverable 2 process, including three meetings of the Technical and Stakeholder Advisory Committee (TSAC), two Citywide Conversations, targeted interviews, and written stakeholder feedback. TSAC members represent GA SHPO, the City of Atlanta, the Georgia Trust, the Atlanta Preservation Center, the Atlanta History Center, the Auburn Avenue Research Library, Georgia State University, Morehouse College, the Partnership for Southern Equity, and ABI staff across multiple departments. The treatment approaches, implementation tools, and interpretive themes in this document reflect their input.

The recommendations in this document are intended to inform ABI's decision-making and to support project teams, not to create new requirements or obligations. ABI does not function as a historic preservation authority. Formal designation, regulatory enforcement, and National Register of Historic Places (NRHP) determinations remain the responsibility of the Georgia State Historic Preservation Office (GA SHPO), the City of Atlanta Urban Design Commission (UDC), and other agencies with statutory authority. Where a project triggers external regulatory review, that review governs. These guidelines are designed to strengthen the quality and consistency of decisions ABI already makes during project delivery, asset management, and partnership coordination, and to make those decisions easier to carry forward across teams and over time.

Equitable preservation is addressed throughout the document. Sections [3.6](#), [3.7](#), [5.1](#), [5.3](#), and [7.4](#) address how community-identified places, underrepresented histories, and stabilization goals can be integrated into project delivery, interpretation, and partnership. Investment along urban corridors can carry displacement pressure, and preservation activity is one of several factors that interact with that pressure. The intent of this document is to help preservation benefits reach the full range of communities along the corridor, including those most exposed to that pressure, rather than only the areas where historic buildings remain concentrated.

1.1 Scope of Application

The recommendations in this document are intended for projects that ABI plans, funds, owns, manages, or directly coordinates. This includes the ABI-owned parcels identified in the Deliverable 1 asset inventory, trail corridor infrastructure under ABI's design and construction authority, and ABI-funded or initiated planning, design, programming, and engagement activities that may affect historic or cultural resources within or adjacent to the corridor. The ABI-owned properties referenced in this document are summarized in [Appendix C](#), which identifies each property's location, general property type, local landmark status, and known National Register status where applicable. The appendix is intended as a reference point for applying these guidelines and as a starting dataset for the Corridor Heritage Registry described in [Section 6.2](#).

The guidelines also inform ABI's advisory role on private development reviewed through the Beltline Design Review Committee, recognizing that final approval authority for those projects rests with the City of Atlanta rather than with ABI. The guidelines do not extend to properties outside ABI ownership or control except through ABI's coordination, advocacy, and partnership roles. Within the Beltline Overlay District, the relevant guidance can inform how ABI comments and coordinates during the review process and supports owners in accessing available incentives.

These guidelines apply to ABI's acquisition of new properties as well as to properties already in ABI's portfolio. Preservation considerations are most consequential when they enter the acquisition process before a transaction is finalized, while the terms of acquisition, intended use, and disposition pathway are still being negotiated. The Preservation Lead function and the Early Screening Checklist in [Appendix A](#) are available to Real Estate staff at the due diligence

stage, prior to closing, so that established or probable historic significance informs acquisition decisions rather than being identified afterward.

1.2 How This Document Is Organized

The three components of the study are designed to be read together but can also function independently. The narrative framework in [Sections 1](#) and [2](#) is written to be read once and consulted as needed. [Section 2](#) introduces the Secretary of the Interior's Standards for the Treatment of Historic Properties and discusses how those Standards can be applied along the Beltline. Each resource type is addressed under the treatment best suited to it, and the ten Standards for Rehabilitation in [Section 2.2](#) apply where rehabilitation is the chosen treatment rather than to every resource.

[Section 3](#) offers treatment guidance for each resource type encountered along the corridor: rail bridges; tunnels, retaining walls, and culverts; industrial buildings and sites; cultural landscapes and rail-era corridor features; archaeological features and industrial remnants; places of community importance; and interpretation and storytelling elements. [Section 4](#) addresses approaches to demolition, documentation, and recordation when retention is not feasible.

[Section 5](#) summarizes federal, state, and local financial tools available to support preservation and adaptive reuse. [Section 6](#) introduces three implementation tools: the Early Screening Checklist ([Appendix A](#)), the Corridor Heritage Registry, and the Adaptive Reuse Toolkit ([Appendix B](#)). [Section 7](#) describes roles, decision points, staff learning, and preservation indicators across ABI departments and partner agencies, and [Section 8](#) provides a glossary and references.

How to Use These Guidelines

Project teams scoping a new project can begin with the Early Screening Checklist in [Appendix A](#). Teams working with rail bridges, tunnels, culverts, retaining walls, industrial buildings, cultural landscapes, archaeological features, or places of community importance can consult the applicable resource-specific guidance in [Section 3](#). If demolition, removal, or substantial alteration is being considered, [Section 4](#) is the relevant reference to review before decisions are finalized. For adaptive reuse or rehabilitation projects, [Section 5](#) and [Appendix B](#) summarize relevant financial tools, technical considerations, and early coordination steps. [Section 7](#) identifies internal roles,

decision points, and preservation indicators for carrying the guidelines into project delivery.

1.3 Relationship to Existing Practices

ABI already maintains design typologies, corridor design standards, and design review processes that shape how new development and infrastructure connect to the corridor. National Historic Preservation Act (NHPA) Section 106 review has occurred on federally funded trail segments and bridge rehabilitations, generating documentation that informs how future undertakings address similar resources. The Subarea Master Plans articulate preservation priorities tailored to local context, and the Arts and Culture program has developed temporary and permanent installations informed or inspired by interpretive content.

These guidelines are designed to strengthen those existing tools by making historic and cultural context easier to identify early, apply consistently, and carry through design and delivery. The intent is integration, not substitution. For completed trail segments, infrastructure stewardship transfers to the City of Atlanta when segments open. These guidelines are written primarily for ABI staff and project teams during planning, design, and construction, but the treatment approaches, documentation standards, and Registry records they produce can also inform the City's ongoing maintenance and repair decisions after handover.

2.0 Preservation Framework and Standards

Consistent treatment decisions are easier to make when there is a shared understanding of what makes a resource significant, what is worth preserving, and how to approach intervention when a resource requires repair, alteration, or adaptive reuse. For historic buildings, structures, and landscapes in the United States, that understanding is provided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, developed and maintained by the National Park Service (NPS). The Standards are the basis for federal and Georgia historic rehabilitation tax credit review, NHPA Section 106 review of federal undertakings, and the City of Atlanta Certificate of Appropriateness (COA) review within designated historic districts. In each of those contexts, the Standards are required by the external program or review, not by ABI. Outside them, including most of ABI's own discretionary projects, the Standards are advisory guidance rather than an obligation. They serve as the starting point for the resource-specific guidance in this document.

2.1 The Four Treatment Approaches

The Secretary of the Interior's Standards describe four distinct treatment approaches: Preservation, Rehabilitation, Restoration, and Reconstruction. Each reflects a different management objective. Preservation focuses on maintaining and repairing existing historic materials and retaining a property's form as it has evolved over time. Its objective is to slow the rate of deterioration and retain the maximum amount of historic material through protection, stabilization, and limited repair rather than through alteration or new construction. Along the Beltline, Preservation is most applicable to features whose historic fabric can be retained with limited intervention, such as masonry tunnel portals, intact rail bridge abutments, or retaining walls where existing material condition allows continued function.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or new uses while retaining its historic character. It is frequently applicable along the Beltline because adaptive reuse is a recurring feature of the corridor: rail rights-of-way repurposed as trails, industrial buildings converted for new commercial and community use, and rail-era infrastructure carrying new loads and new functions. Frequent applicability does not make Rehabilitation the default outcome for a resource. As described in Section 2.5, the appropriate treatment for an individual resource is determined through a first cost and life-cycle assessment

that weighs Preservation, Rehabilitation, Restoration, and Reconstruction as alternatives. Because adaptive reuse is common along the corridor, much of the resource-specific guidance in Section 3 references the Rehabilitation Standards, and where Preservation, Restoration, or Reconstruction is the selected treatment for a given resource, the corresponding treatment Standards apply.

Restoration depicts a property as it appeared at a significant period in its history, removing features from other periods and replacing missing features from the restoration period. Along the Beltline, Restoration is the appropriate treatment where a resource carries significance tied to a specific period and where designation or interpretation calls for returning it to that appearance, for example a landmarked structure returned to its rail-era condition. It is selected less often than Preservation or Rehabilitation because much of the corridor's value lies in its accumulated, layered history rather than in any single moment, but it remains a legitimate treatment where the period of significance and supporting documentation are well established.

Reconstruction depicts a vanished property, or a vanished portion of one, by building it again in new materials to match its appearance at a particular period. It is the treatment with the narrowest application of the four because it relies on thorough documentation that is accurate enough to support faithful recreation. Along the Beltline, Reconstruction is most likely to apply to interpretive elements that recreate a lost feature of the historic rail belt at its original location. It is unlikely to apply to bridges, tunnels, or industrial buildings that remain in active corridor use.

Each of the four treatments carries its own set of Standards. There are eight Standards for Preservation, ten Standards for Rehabilitation, ten Standards for Restoration, and six Standards for Reconstruction. The Rehabilitation Standards discussed in Section 2.2 apply specifically to rehabilitation projects and are not interchangeable with the Standards for the other three treatments. Where Preservation, Restoration, or Reconstruction is the selected treatment for a given resource, the corresponding treatment Standards apply.

2.2 How the Standards for Rehabilitation Apply

Of the four treatments introduced in Section 2.1, Rehabilitation is the only one that carries external compliance requirements on Beltline projects. The Federal and Georgia historic rehabilitation tax credit programs, and Certificate of Appropriateness review within City-designated historic districts, all attach the

Rehabilitation Standards as a binding requirement. Preservation, Restoration, and Reconstruction do not have a comparable external procedure; their Standards apply only when ABI or a project sponsor selects that treatment and elects to follow them. This section covers Rehabilitation in greater operational detail for that reason, not because Rehabilitation is preferred over the other three.

Where one of those external programs or reviews attaches, compliance with the Rehabilitation Standards is a requirement of the program or review, not of ABI. Outside those contexts, including most of ABI's discretionary work, the Standards are advisory. ABI can apply them as a framework for treatment decisions on a case-by-case basis rather than as a fixed rule, weighing them alongside cost, constructability, programmatic objectives, and community priorities. Compatible new use, addressed in Standard 1, is part of the analysis rather than a constraint applied after the fact: site due diligence, density and program objectives, community priorities, and feasibility all shape the use a property can support, and the Standards apply to that use once it is identified.

The Standards for Preservation, Restoration, and Reconstruction, each summarized in Section 2.1, apply where those treatments are selected. The full text of all four sets of Standards is available through the NPS Technical Preservation Services website referenced in Section 2.5, and Appendix B, Section B presents the ten Rehabilitation Standards translated into practical implications for adaptive reuse decisions.

2.3 Hierarchy of Intervention

The treatment guidelines published by NPS establish a hierarchy of intervention that applies across all four treatments and informs the recommendations in [Section 3](#). Identification, retention, and preservation of character-defining features is generally the starting point. Where features have deteriorated, protection and maintenance are preferred over repair. Where repair is required, the least degree of intervention possible is preferred: patching, piecing-in, splicing, consolidating, or otherwise reinforcing existing materials. Where repair is inadequate, limited replacement in-kind with matching material is preferred, and substitute materials are considered only where in-kind replacement is not technically or economically feasible. Replacement of an entire character-defining feature is the last step and is appropriate only where the feature is too deteriorated to repair and where sufficient evidence exists to guide accurate replacement.

This hierarchy directly informs how treatment decisions can be framed on Beltline projects. When a masonry retaining wall along the Southside Trail requires stabilization, the starting point is assessment of existing material condition rather than wholesale replacement. When a steel truss bridge on the Eastside Trail requires rehabilitation, the starting point is evaluation of which members can be retained and strengthened rather than which can be replicated. When an industrial building at Murphy Crossing is adapted for new use, the starting point is identification of character-defining features that the new project can accommodate.

2.4 National Register Eligibility and Integrity

Treatment guidance is most useful when it is proportionate to significance. Along the Beltline, the NRHP evaluates properties under four criteria: association with events that have made a significant contribution to broad patterns of history (Criterion A), association with significant persons (Criterion B), embodiment of distinctive characteristics of type, period, or method of construction (Criterion C), and the likelihood of yielding information important in history or prehistory (Criterion D). A property must also retain integrity of location, design, setting, materials, workmanship, feeling, and association in order to convey its significance.

Criterion A most often applies to rail-era infrastructure and industrial buildings tied to Atlanta's transportation, manufacturing, and commercial history, and to civic and community resources tied to neighborhood development and civil rights history. The former Georgia State Farmers Market at Murphy Crossing, found eligible in 2016 as a locally significant historic district under Criterion A (Agriculture and Commerce) with a period of significance of 1941 to 1959, is one of the corridor's most prominent examples. Criterion B is less commonly applied along the corridor but is relevant where specific figures in Atlanta's civic, cultural, or civil rights history are directly associated with a resource. Criterion C most often applies to rail bridges, tunnels, and industrial buildings whose construction methods illustrate exceptional regional engineering and architectural practice. Criterion D applies to archaeological components of industrial sites.

Where individual eligibility has not been formally determined, such as the Avon Site at 1150 Murphy Avenue, ABI can coordinate with GA SHPO to clarify status. Where eligibility is unlikely but cultural or community significance is present, the broader criteria described in [Section 3.6](#) can apply.

2.5 Applying the Standards to Corridor Infrastructure

Most published NPS guidance on the Secretary's Standards addresses buildings rather than linear infrastructure. The resource-specific guidance in [Section 3](#) adapts the Standards to the character of rail bridges, tunnels, retaining walls, and culverts. The underlying principles remain the same: identify character-defining features, retain historic material where feasible, differentiate new work from old, and document what cannot be retained. The application is tailored to the engineering context, in which structural performance, public safety, and load-carrying capacity establish non-negotiable baselines.

Treatment selection for corridor infrastructure begins with an assessment of first cost and life-cycle cost across the four treatments for each individual resource. Where that assessment indicates that replacement yields a lower life-cycle cost or a longer service life than Rehabilitation, replacement is a legitimate outcome, documented and coordinated as described in Sections 3.1 and 4.0. The ten Standards for Rehabilitation in Section 2.2 apply once Rehabilitation has been selected as the treatment for a given resource. They are not a presumption that Rehabilitation is required.

Two of the Rehabilitation Standards warrant a note in the infrastructure context. Standard 6 (repair rather than replace) is frequently satisfied on structural rehabilitation by concealing new load-carrying elements within or behind the historic structure, so that the historic profile remains legible. On permanent infrastructure such as transit structures, Standard 10 (reversibility) is applied with engineering judgment, since structural performance and public safety establish the controlling requirement and full reversibility is neither expected nor appropriate.

Several NPS publications directly inform the infrastructure guidance that follows:

- The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Grimmer, 2017);
- Preservation Brief 1 (Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings);
- Preservation Brief 2 (Repointing Mortar Joints in Historic Masonry Buildings);
- Preservation Brief 6 (Dangers of Abrasive Cleaning to Historic Buildings);
- Preservation Brief 13 (The Repair and Thermal Upgrading of Historic Steel Windows);
- Preservation Brief 17 (Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character); and

- Preservation Brief 27 (The Maintenance and Repair of Architectural Cast Iron);
- Preservation Brief 36 (Protecting Cultural Landscapes);
- Preservation Brief 39 (Holding the Line: Controlling Unwanted Moisture in Historic Buildings);
- Preservation Brief 47 (Maintaining the Exteriors of Small and Medium-Size Historic Buildings);
- Preservation Tech Note Metals No. 5 (Rehabilitating a Historic Truss Bridge Using a Fiber Reinforced Plastic Deck).

Project teams can access these publications through the NPS Technical Preservation Services website: [Preservation Briefs – Technical Preservation Services \(U.S. National Park Service\)](#).

2.6 When to Engage Specialized Expertise

Not every undertaking requires specialized preservation expertise, but some clearly benefit from it. Conditions that warrant involvement of an architectural historian, preservation architect, or preservation engineer at scoping include the following:

- Work involving structures listed in or determined eligible for the NRHP
- Federally funded work subject to NHPA Section 106 review
- Work within City-designated local historic districts
- Pursuit of federal or state rehabilitation tax credits
- Work involving rail-era infrastructure of documented or likely significance

Identifying historic and cultural resources at the start of a project is far less costly than addressing them once plans are set. The cost of specialized review is routinely offset by reduced redesign, clearer communication with regulatory partners, and stronger access to rehabilitation incentive programs. The Early Screening Checklist in Appendix A is designed to surface these conditions at kickoff so the right expertise can be involved from the start.

3.0 Resource-Specific Treatment Guidelines

This section offers treatment guidance for each major category of historic and cultural resources encountered along the Beltline corridor. The categories reflect the corridor's actual composition as documented in Deliverable 1 and through the August 2025 field survey, in which the project team walked the full 22-mile alignment and documented visible above-ground features across ABI-owned parcels. Each subsection follows a consistent structure: a description of the resource type and why it matters along the Beltline, identification of character-defining features, treatment approaches organized by the hierarchy of intervention, and notes on documentation and coordination. The guidance in this section is intended to support early decision-making and project coordination. It does not replace project-specific engineering analysis, regulatory review, or consultation with GA SHPO, the City of Atlanta UDC, or other agencies with statutory authority where those reviews are required.

The guidance in each subsection assumes that a treatment approach has already been selected for the resource. As described in Sections 2.1 and 2.5, that selection begins with a first cost and life-cycle assessment across the four treatment approaches (Preservation, Rehabilitation, Restoration, and Reconstruction) for the individual resource. Much of the guidance that follows is organized around Rehabilitation because adaptive reuse is the most common scenario along the corridor. Where the assessment identifies Preservation, Restoration, Reconstruction, or replacement as the appropriate outcome for a given resource, that outcome governs, and the treatment Standards corresponding to the selected approach apply.

3.1 Rail Bridges

Rail bridges are the most recognizable physical trace of the rail belt that once encircled Atlanta's industrial core. Bridge types along the Beltline include riveted steel through-truss and deck-truss spans, plate girder bridges, concrete arch and slab bridges, and masonry arch structures supported on stone, brick, or concrete abutments. Several have been evaluated through NHPA Section 106 review on federally funded projects. Earlier reviews identified and evaluated significant features along the corridor, reinforcing recognition of rail infrastructure as part of a continuous historic system. Others have been documented through ABI design studies and subarea planning. Rail bridges typically carry Criterion A significance

as components of the regional freight rail system and Criterion C significance as examples of late-19th and early-20th-century American engineering practice.

Character-Defining Features

Character-defining features typically include the structural form (truss type, girder configuration, arch profile), structural material (riveted steel, wrought iron, cast iron, masonry, concrete), visible fastening details (rivets, bolts, pins, gusset plates), substructure elements (stone or brick abutments, wingwalls, piers), bearing assemblies, and surviving rail-era hardware such as signal mounts, maker's plates, or safety appurtenances. On bridges that have been converted for trail use, the historic deck structure may have been replaced, but the superstructure and substructure generally retain their original form and material. The bridge's relationship with its setting, including sightlines along the corridor and the grade separation it provides, is also character-defining.

Treatment Guidance

Retention and Repair (Preservation)

Retention of the existing structure, the Preservation treatment, is generally preferred for rail bridges of documented significance. Where it can be rehabilitated to carry current design loads, rehabilitation is preferred over replacement. This often requires structural assessment by an engineer experienced with historic metal structures to identify which members can be retained with strengthening, which can be patched or repaired, and which require replacement in-kind. Preservation Tech Note Metals No. 5 documents one successful approach: deck replacement that allows the historic superstructure to be retained while carrying modern pedestrian and bicycle loads. Similar approaches have been used nationally and are compatible with Beltline trail use.

Repair of steel truss and plate girder bridges typically involves addressing section loss through cleaning, patching, or piecing-in (splicing in new material) of deteriorated members using compatible steel, replacement of failed fasteners with matching hardware, and application of protective coatings. Lead-based coatings frequently present on historic steel structures require abatement under OSHA and EPA requirements before repair can proceed. Masonry abutments and arch structures benefit from assessment of mortar condition, stone or brick deterioration, water infiltration, and foundation stability. Repointing should follow Preservation Brief 2, which directs that replacement mortar match the original in

composition, strength, color, and joint profile, and that Portland cement mortar not be used on softer historic masonry where it can accelerate deterioration. The McDonough Boulevard Tunnel rehabilitation demonstrates that safety upgrades and stewardship of historic character can be achieved together when engineering and preservation coordination begin early.

Alteration and Strengthening

Where structural performance requires strengthening, the goal is to achieve required capacity while retaining character-defining features and materials. Techniques that add capacity without removing historic fabric, such as supplemental beams concealed below the deck, cover plates on truss members, or composite decking systems, are generally preferred over techniques that remove or replace visible members. New elements are best differentiated from historic fabric where feasible so that the distinction between original and added material remains legible.

Replacement

Replacement of an entire bridge is a last resort for structures of documented significance. Where full replacement is unavoidable due to structural conditions, load requirements, geometric constraints, or cost, the treatment decision is documented and coordinated with GA SHPO on federally funded work and with the Preservation Lead function otherwise. Documentation to Historic American Buildings Survey (HABS) or Historic American Engineering Record (HAER) standards is typically appropriate for bridges of documented significance scheduled for removal. Where a historic bridge is replaced, the replacement structure can reference the original through proportion, material selection, or incorporation of salvaged elements.

Salvaged components can be relocated to nearby public spaces as interpretive features, keeping them visible and connected to the corridor's history. Where full replacement proceeds, ABI's standard bridge typologies offer a means of reconciling new construction with corridor continuity. The typologies were developed to evoke the design character of the corridor's historic freight rail while carrying required modern loads and providing a long design service life. New bridges nationally are designed for a 75-year design life under the AASHTO Load and Resistance Factor Design (LRFD) Bridge Design Specifications. Designing a replacement structure to the applicable typology keeps the corridor's historic character legible even where original fabric cannot be retained.

The following table inventories ABI-owned rail bridges and culverts along the Beltline corridor. It is drawn from the Deliverable 1 Asset Inventory, the Georgia Historic Bridge Survey, the Historic Railroad Resources of the Atlanta Beltline Northeast Quadrant study, and NHPA Section 106 documentation prepared for individual trail segments. The table is intended as a project reference for applying the rail bridge treatment guidance in [Section 3.1](#) and as an initial bridge and culvert dataset for the Corridor Heritage Registry described in [Section 6.2](#). The table does not include bridges owned by GDOT, CSX, Norfolk Southern, or the City of Atlanta that cross or are adjacent to the corridor. Those structures are documented in the Deliverable 1 inventory and in individual NHPA Section 106 records, as applicable. NRHP status reflects the most recent determination available as of April 2026.

Table 1: ABI-Owned Rail Bridges

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
Bridge 121-0488-0	Northeast Trail, Segment 2	SR 13 / Buford-Spring Connector	Exempt per FHWA	GDOT	33.807636, -84.377544	Built 1954. Classified as part of the Interstate Highway System and therefore generally exempt from Section 106 historic review under the 2005 Advisory Council on Historic Preservation (ACHP) Program Comment, which applies across federal agencies, including FTA. The exemption does not extend to elements individually listed or eligible for the National Register, elements of national or exceptional significance, or effects on adjacent historic properties. For ABI, this means standard project coordination with FHWA, FTA, or GDOT, as applicable, with any historic review limited to the categories the exemption does not cover. Inclusion within the Interstate System and the scope of the exemption should be confirmed with the relevant federal partner before the exemption is relied on.

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
Clear Creek Trestle	Northeast Trail, Segment 2	Rear of Ansley Mall	Recommended non-contributing to the NRHP-eligible Southern Railway - North Avenue Yards	Historic Railroad Resources of the Atlanta Beltline Northeast Quadrant	33.798444, -84.372733	Demolished and replaced by the railroad (not ABI); likely no longer a contributing feature to the NRHP-eligible Multiple Resource Area
Clear Creek Bridge	Northeast Trail, Segment 1	South of Westminster Dr NE	Contributing to the NRHP-eligible Southern Railway - North Avenue Yards	Historic Railroad Resources of the Atlanta Beltline Northeast Quadrant	33.793406, -84.370244	Evaluated under the "Georgia's Railroads" MPL context. Rehabilitated for structural soundness; the trail and railing were added on top of the existing structure.
Clear Creek Culvert	Northeast Trail, Segment 1	Over Clear Creek	Contributing to the NRHP-eligible Southern Railway - North Avenue Yards	Historic Railroad Resources of the Atlanta Beltline Northeast Quadrant	33.792011, -84.370103	Remnant railroad infrastructure with historic stone/concrete work.

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
Bridge 121-0491-0	Eastside Trail, Segment 3	Ponce de Leon Ave NE	Contributing to the NRHP-eligible Atlanta & Richmond Air-Line / Southern Railway Corridor	GHBS	33.773397, -84.364625	Steel plate girder bridge; contributing feature of the eligible rail corridor. During Eastside Trail construction the structure was raised approximately three feet for additional clearance over Ponce de Leon Avenue at GDOT request, and the trail and a GDOT-standard barrier were added; the bridge itself was otherwise unaltered.
Bridge 121-0515-0	Eastside Trail, Segment 3	Ralph McGill Blvd NE	Contributing to the NRHP-eligible Atlanta & Richmond Air-Line / Southern Railway Corridor	GHBS	33.767447, -84.360886	Part of the statewide "Georgia's Railroads" MPL

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
Bridge 121-5190-0	Eastside Trail, Segments 1-2	Over Fulton Terrace SE	Contributing to the NRHP-eligible Atlanta & Richmond Air-Line / Southern Railway Corridor	Georgia Historic Bridge Survey (GHBS)	33.749108, -84.357703	Part of the statewide "Georgia's Railroads, 1833-2015" Multiple Property Listing (MPL).
Ormewood Avenue Bridge (121-0528-0)	Southside Trail, Segments 4-5	Ormewood Ave SE	Individually NRHP Eligible (Criterion C) & Contributing to the Atlanta & West Point Rail Road	City of Atlanta Ordinance 21-O-0654 / GHBS	33.733653, -84.360361	Locally Landmarked Site. Rare 1899-1900 cast-in-place concrete arch. Significant for engineering
Bridge 121-0526-0	Southside Trail, Segments 4-5	Over United Ave SE	Bridge demolished; replacement not eligible	GDOT PI No. 0009397, 2017	33.728350, -84.363875	Original rail bridge demolished. Current bridge is a modern replacement owned by ABI.
Bridge 121-0522-0	Southside Trail, Segments 2-3	Over Hill St SE	Contributing to the NRHP-eligible Atlanta & West Point	GHBS	33.724278, -84.378567	Part of the statewide "Georgia's Railroads" MPL.

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
			Rail Road Mainline			
Bridge 121-0525-0	Southside Trail, Segments 2-3	Over Pryor Rd SW	Contributing to the NRHP-eligible Atlanta & West Point Rail Road Mainline	GHBS	33.719542, -84.393403	Part of the statewide "Georgia's Railroads" MPL.
Bridge 121-0599-0	Southside Trail, Segment 1	Over Metropolitan Pkwy SW / US 41	Contributing to the NRHP Listed Capitol View Historic District Atlanta & West Point Rail Road	GHBS / NRHP Reference #13000000	33.720433, -84.407892	Officially listed on the National Register as part of a historic district.
Bridge 121-0520-0	Westside Trail, Segment 5	Martin Luther King Jr Dr NW	Bridge demolished; replacement not eligible	GHBS	33.753519, -84.425953	Original rail bridge demolished. Current bridge is a modern replacement owned by ABI.
Bridge 121-5136-0	Westside Connector Trail, Segment 1	Jones Ave NW	Contributing to the NRHP-eligible Louisville &	GHBS	33.764236, -84.404708	Evaluated as part of the statewide "Georgia's Railroads" MPL

Bridge/Structure ID or Name	Trail Segment	Crosses / Location	NRHP Status	Documentation Source	GPS Coordinates	Notes
			Nashville (L&N) Belt Line			
Bridge 121-5139-0	Westside Connector Trail, Segment 2	Jett St NW	Contributing to the NRHP-eligible Louisville & Nashville (L&N) Belt Line	GHBS	33.767578, -84.406556	Evaluated as part of the statewide "Georgia's Railroads" MPL

Note: Structures where the original historic bridge has been demolished and replaced, where substantial reconstruction may affect eligibility, or where ownership requires confirmation can be flagged in the Corridor Heritage Registry. Two bridges, over United Avenue SE and Martin Luther King Jr. Drive NW, are new ABI-owned structures at locations where the original rail bridges were removed, and prior eligibility determinations for those historic bridge locations no longer apply. The Clear Creek Trestle was demolished and replaced by the railroad company and is likely no longer a contributing feature to the NRHP-eligible Multiple Resource Area. Bridge 121-0488-0 over SR 13 is exempt from National Register listing under the FHWA/ACHP interstate bridge exemption program.

This table can serve as the initial bridge and culvert dataset for the Corridor Heritage Registry. As treatment actions occur on individual structures, including rehabilitation, repair, strengthening, documentation, replacement, or salvage, the Registry record for each structure can be updated to reflect the nature and date of the work, consistent with the update procedures described in [Section 6.2](#).

3.2 Tunnels, Retaining Walls, and Culverts

Tunnels, retaining walls, and culverts are less visually prominent than bridges but are no less integral to the Beltline's rail-era character. They represent the engineered accommodation of topography, drainage, and grade separation that allowed the rail belt to function as a continuous freight corridor. Masonry and concrete retaining walls line significant portions of the corridor, particularly where the rail alignment is cut into or built up from surrounding grade. Culverts carry stream flow and stormwater beneath the alignment and range from small single-barrel stone structures to larger multi-barrel concrete installations. These features carry Criterion A and Criterion C significance and are particularly vulnerable to loss because they are frequently treated as utilitarian rather than character-defining.

Character-Defining Features

For tunnels, character-defining features include the portal design (including any decorative stonework or masonry coursing), the tunnel lining material and form, visible drainage features, and the portal's relationship to surrounding topography. For retaining walls, features include the wall material (dry-laid stone, mortared stone, brick, rubble masonry, cast-in-place concrete), coursing and stone selection patterns, capstones or coping details, visible weep and drainage systems, and the wall's profile and batter (the inward slope of the wall face). For culverts, features include the barrel material and form, headwall construction, wingwall configuration, and any commemorative elements such as date stones or maker's marks.

Treatment Guidance

Retention and stabilization, consistent with the Preservation treatment, are generally preferred for masonry tunnel portals, retaining walls, and culvert headwalls where existing material condition supports continued function. For masonry tunnels and retaining walls, this typically involves assessment of mortar condition, stone or brick deterioration, drainage adequacy, and structural stability, followed by repointing, selective stone replacement, and drainage improvements that relieve water pressure without altering visible character. Repointing should follow Preservation Brief 2 and use mortar matching the original in composition, strength, and joint profile. Cleaning, where needed, should follow Preservation Brief 1 and Preservation Brief 6, which direct that the gentlest means possible be used and that abrasive methods such as sandblasting be avoided. Drainage is the most common cause of deterioration. Adding footing drains, clearing historic weep

systems, repointing with mortar that allows moisture to escape rather than trapping it, and managing surface water flow can often extend the service life of a historic masonry feature substantially without visible alteration.

Where strengthening is required, techniques that add capacity behind the visible face, such as soil nailing, tiebacks, micropiles, or shotcrete applied to the back side, are generally preferred over techniques that alter the visible face. In practice, current stormwater management requirements frequently drive replacement of culverts and adjacent retaining walls, and full retention is not always achievable. Where replacement is necessary to meet current drainage or regulatory requirements, salvage and reuse of character-defining elements such as portal stones, date stones, headwall masonry, or decorative coping, paired with documentation as described in [Section 4](#), can help carry the resource's character forward.

3.3 Industrial Buildings and Sites

Industrial buildings and sites along the Beltline document Atlanta's late-19th and mid-20th-century manufacturing, warehousing, and distribution economy. The former Georgia State Farmers Market at Murphy Crossing, determined eligible for the NRHP in 2016 as a locally significant historic district under Criterion A (Agriculture and Commerce) with a period of significance of 1941 to 1959, is a prominent example. The site was recently rezoned to I-MIX and is planned for a mixed-use redevelopment including residential, commercial, and light industrial uses, adaptive reuse, and community greenspace. The I-MIX designation is inherently compatible with adaptive reuse of the site's industrial buildings because it allows and encourages a mix of uses, including light industrial, that can occupy existing structures without requiring the wholesale conversion that a straight residential or commercial rezoning effort would typically demand. Phase 1 is expected to include adaptive reuse of the Archives Building and the Curved Brick Building, with site demolition anticipated to begin in late 2026. The Avon Site at 1150 Murphy Avenue, identified by GA SHPO in 2016 as potentially individually eligible, sits adjacent. Together with surrounding Murphy Avenue warehouses, these properties reflect a cluster of rail-oriented development that shaped the character of the Southwest segment.

Industrial buildings present both opportunities and challenges. They offer substantial floor area, robust structural systems, and architectural character increasingly valued in the Atlanta market. They also frequently present brownfield

conditions, code compliance challenges, accessibility constraints, and rehabilitation costs that exceed new construction on a per-square-foot basis. In addition, industrial sites were made with truck and automobile circulation in mind and often require significant changes to create a comfortable, pedestrian scale experience for future site users.

Successful precedents along the Beltline span a range of scales and approaches. Larger projects such as Ponce City Market, Krog Street Market, and Lee + White demonstrate that industrial rehabilitation can anchor identity while leveraging financial tools. Community-scale models matter as well. At Pittsburgh Yards on the Southside Trail, the adaptive reuse of a former trucking terminal created a hub of small and locally owned businesses through a community-led process, and ABI acquired adjacent land in 2023 to help guide continued affordable and inclusive development around the site. This range shows that reuse can support existing communities and locally owned businesses, not only high-profile commercial destinations. Section 5 addresses the financial tools available to bridge the feasibility gap.

Character-Defining Features

Character-defining features of industrial buildings typically include the structural system (steel frame, heavy timber, reinforced concrete, load-bearing masonry), exterior wall material and configuration, window pattern and type (steel industrial sash, clerestory, sawtooth monitor), roof form, loading infrastructure (docks, rail spurs, freight doors, canopies), signage and maker's marks, and interior features associated with the historic industrial use. For the Murphy Crossing complex, character-defining features documented through the 2016 eligibility evaluation include the spatial organization of the complex, the relationship of individual buildings to historic circulation and loading patterns, and the material and form of contributing structures. Because the complex was built for truck and rail circulation, several of these character-defining features are difficult to reconcile with a pedestrian-oriented, mixed-use environment. Adapting the site can involve changes to site layout and removal of buildings found not to be structurally sound, balanced against retention of the features that convey the district's significance. GA SHPO identified two noncontributing buildings (Building 1, a 1960 triple-barrel utility shed, and Building 11, the enclosed watermelon shed, which was demolished in 2016), while the remaining buildings were considered contributing.

Treatment Guidance

Identifying Character Before Programming

The most consequential treatment decisions on industrial buildings often occur before design begins, during programming and feasibility analysis. A programming decision that requires complete interior demolition, removal of character-defining structural elements, or subdivision of significant open spaces can foreclose preservation outcomes regardless of how skilled the subsequent design work may be. Identifying character-defining features before program decisions are finalized and testing the program against those features during alternatives analysis is the most reliable approach for aligning adaptive reuse with preservation objectives. The NPS Interpreting the Standards series includes bulletins specifically addressing industrial building rehabilitation, including ITS No. 15 (Treatment of Interiors in Industrial Buildings) and ITS No. 55 (Retaining Industrial Character in Historic Buildings). These resources are directly applicable to Murphy Crossing and other Beltline industrial sites.

Exterior Rehabilitation

Exterior rehabilitation follows the hierarchy of intervention. Masonry repair and repointing should follow Preservation Brief 2 and Preservation Brief 1. Steel industrial sash windows, a defining feature of many mid-20th-century industrial buildings along the corridor, are addressed in Preservation Brief 13 and are typically repairable at lower life-cycle cost than full replacement, particularly when paired with interior storm panels. Loading docks, freight doors, rail spur remnants, and industrial signage are frequently retained in successful adaptive reuse projects because they contribute directly to the building's marketability as well as its historic character.

Interior Rehabilitation

Interior rehabilitation balances retention of character-defining features with programmatic needs. Preservation Brief 18 provides guidance on identifying character-defining interior elements. In industrial buildings, these frequently include the structural frame, exposed masonry or concrete surfaces, original flooring, exposed overhead systems, mezzanines and catwalks, original stair and elevator cores, and equipment remnants. Successful industrial rehabilitations often incorporate character-defining interior features into the finished space rather than concealing or removing them.

Additions and New Construction

New additions can follow Standards 9 and 10 of the Rehabilitation treatment: new work compatible with but differentiated from the historic building, capable of removal without impairing the essential form and integrity of the historic structure. Rooftop additions, courtyard infill, and lateral additions can be appropriate treatments where they are scaled and detailed to support rather than overwhelm the historic building. Additions that obscure character-defining features, alter significant spatial relationships, or dominate the building's historic mass are generally not consistent with the Standards.

Brownfield Coordination

Industrial buildings along the Beltline frequently present environmental conditions requiring remediation. When remediation planning proceeds independently, preservation goals can be sidelined. When aligned early, environmental repair and historic preservation can reinforce one another. Pittsburgh Yards paired brownfield cleanup with adaptive reuse of an industrial warehouse, aligning environmental work with small business development and workforce training, and illustrates how environmental remediation and historic preservation can advance together. The City of Atlanta's Brownfields Program, the Georgia Environmental Protection Division, and Invest Atlanta provide funding and technical support for that coordination. [Section 3.5](#) addresses archaeological and industrial remnant considerations that frequently arise during environmental work.

[3.4 Cultural Landscapes and Rail-Era Corridor Features](#)

The Beltline corridor functions as a cultural landscape: a geographic area, including both cultural and natural resources, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. The corridor's alignment, relationship to surrounding neighborhoods, vegetation patterns, topography, and accumulated physical features together document more than a century of transportation, industrial, and neighborhood history. Preservation Brief 36 (Protecting Cultural Landscapes) establishes the framework for landscape-scale treatment decisions.

Community engagement for this study reinforced the landscape dimension of preservation. Participants expressed stronger ties to land, parks, and public spaces than originally anticipated, and community feedback consistently identified connections to the corridor's origins as a historic railroad as an opportunity for greater public awareness. Engagement also surfaced interest in honoring Indigenous history and the native environment that preceded the rail belt, reflecting

a desire to understand the corridor's full arc rather than only its industrial chapter. These themes extend the corridor's cultural landscape significance beyond its built infrastructure to the terrain, hydrology, and ecology that the rail system altered.

Character-Defining Landscape Features

Character-defining features include the corridor's linear alignment and grade; the spatial relationship between the corridor and adjacent neighborhoods; surviving rail-era features such as mile markers, signal bases, switch housings, and track remnants; rail-era vegetation patterns where they survive; visible industrial remnants such as loading dock fragments and spur alignments; and the views along the corridor that connect individual features into a continuous experience. The corridor's landscape significance is not diminished by its transformation into a trail; rather, the trail provides public access to a landscape previously accessible only to rail operations and adjacent industry.

Treatment Guidance

Preservation of the corridor's linear character depends on decisions made across many projects over time. Individual project decisions accumulate to either reinforce or erode that character. Retention of the historic alignment is generally the starting point. Where the alignment must be modified for transit implementation, grade changes, or new connections, the modification can be designed to minimize disruption to the corridor's continuity and to retain visible evidence of the original alignment where feasible. Visible remnants of the rail era, including mile markers, signal bases, switch hardware, and track fragments, can be retained where feasible and interpreted as part of the corridor's landscape narrative rather than removed.

New features introduced into the corridor, including trail amenities, lighting, signage, and safety infrastructure, are best scaled and detailed to complement the corridor's character rather than dominate it. ABI's design typologies provide a consistent visual vocabulary, and these guidelines support their continued refinement. Where a new feature would be inconsistent with the character of a particular segment, the design team can adjust the standard detail to fit the segment rather than applying a uniform treatment that flattens the corridor's variation.

3.5 Archaeological Features and Industrial Remnants

Environmental remediation, grading, and construction along the Beltline periodically expose rail beds, foundations, structural remnants, and artifacts tied to Atlanta's manufacturing and transportation history. These exposures are typically brief. Once site work begins, decisions about what to document, retain, or remove are often made quickly and under pressure. Without an established protocol, decisions are frequently driven by the construction schedule rather than by the significance of what has been exposed.

Stop-and-Assess Protocol

Construction and remediation scopes on ABI-controlled properties can incorporate a simple stop-and-assess protocol for unexpected discoveries. The protocol operates as follows: when a feature of potential significance is exposed, work in the immediate vicinity pauses; the feature is photographed *in situ* (in place) with a scale reference and location recorded; the Preservation Lead function is notified; and a qualified archaeologist or architectural historian evaluates the feature within a defined response window. Based on that evaluation, the feature can be documented and retained in place, documented and removed with salvage of significant elements, or released for removal without further action. The evaluation and its outcome can be documented in the project file and incorporated into the Corridor Heritage Registry.

This protocol is not a substitute for NHPA Section 106 archaeological review on federally funded undertakings. It is a complementary practice for ABI-funded work that may still encounter features of significance. Establishing the expectation at kickoff makes its application routine and predictable for construction teams. Deliverable 2, Section 5.6 describes the coordination framework in more detail.

Treatment of Exposed Features

Where an exposed feature can be retained in place without disrupting the work, retention is the preferred approach. Where retention is not feasible, documentation to professional archaeological standards is the preferred alternative, and significant elements can be salvaged for interpretive reuse where appropriate. Salvaged rail-era hardware, foundation stones, and industrial fragments can be incorporated into trail amenities, interpretive installations, or public art where that incorporation serves an interpretive purpose. Material not reused in an interpretive capacity can be transferred to a partner institution. Where ABI is working with private developers on adjacent properties, early conversations about how visible industrial remnants such as loading docks, rail spurs, and structural foundations

might be incorporated into site design can extend preservation outcomes beyond ABL-controlled assets. The Beltline Design Review Committee provides a forum for these conversations during the Special Administrative Permit process.

3.6 Places of Community Importance

Along the Beltline, significance often lies in everyday places: churches, schools, clubs, and small commercial buildings that anchor neighborhood identity. Community engagement for this study consistently identified Beltline neighborhood history and culture, Black history and culture, and music and arts programming as the highest-priority interpretive themes. Participants emphasized interpretation grounded in everyday community history, local identity, and the people and places that define the corridor. Responses ranged from specific places (Washington Park, Sweet Auburn, Peoplestown, Old Fourth Ward) to broad cultural threads (civil rights, hip hop and music, environmental justice, Indigenous heritage, legacy residents honored and allowed to age in their homes). These places and histories may not meet formal preservation thresholds, but they are central to how neighborhoods experience and identify with the corridor.

Recognition of these places matters in part because the dynamics that bring investment to a corridor can also weaken community ties to place. Documenting and supporting places of community importance is one way preservation activity can reinforce rather than diminish the continuity of a neighborhood's identity over time. The treatment options described below are non-physical in most cases (interpretation, programming, partnership, access to incentives) and are designed to support that continuity without asserting authority over private property.

Recognition Framework

Places of community importance can be identified through community-based research, neighborhood partnerships, and the structured engagement practices described in Deliverable 2. They can be documented in the Corridor Heritage Registry alongside formally designated resources, with clear notation that their inclusion reflects community significance rather than a formal eligibility determination. A place can be documented based on sustained community use as a gathering space, association with cultural traditions or practices, significance to neighborhood identity or memory, connection to underrepresented histories including those tied to Black Atlantans, LGBTQ+ communities, immigrant communities, and working-class neighborhoods, or documented community testimony to the place's meaning.

This is particularly important in segments where community identity is carried through neighborhood history, institutions, and lived cultural memory as much as through formally recognized historic fabric. In Subarea 10, Washington Park, Vine City, and the Atlanta University Center area contain historically Black institutions, civic spaces, and community landmarks that remain underrepresented in formal preservation documentation despite their continuing importance. In other locations, including the Bennett Street area, cultural significance is tied to artistic, social, and community use patterns documented in the 2023 Atlanta LGBTQ+ Historic Context Statement. Naming these places directly within ABI's planning tools can help shift equitable preservation from a general principle to a place-based practice.

Treatment Guidance

For places of community importance, ABI's role is to support visibility, interpretation, and continued access. The focus is on programming, wayfinding, and partnership rather than on physical intervention in the building or site. Where ABI projects intersect with a place of community importance, a useful starting point is consultation with community partners about what the place means, how it is used, and what would best support its continued role in the community. Treatment options include interpretation and wayfinding that make the place visible to trail users, programming and events that support continued community use, connection to available rehabilitation and stabilization incentives described in Section 5, and coordination with property owners and community partners to identify stabilization or adaptive reuse pathways. These treatments are non-regulatory: ABI supports the place's continued significance without asserting authority over the property. Sweet Auburn Works, a commercial district organization in the historic Sweet Auburn district that ABI has supported through its Commercial District Support Grant program, illustrates how preservation-oriented reinvestment can reinforce local identity while supporting locally owned businesses, a model relevant to other corridor segments where community-identified places and economic development goals align.

3.7 Interpretation and Storytelling Elements

Rail infrastructure and industrial landscapes along the Beltline hold stories that define the system's identity. Interpretation delivered through art, design, and programming can make those stories legible in daily trail use. Atlanta Beltline Art already provides a strong platform. More clearly defined interpretive themes can

deepen public understanding of the Beltline's layered history. Themes such as transportation networks, industrial labor, migration patterns, civil rights activism, LGBTQ+ cultural spaces, music and Atlanta's cultural influence, Indigenous history and the pre-rail landscape, neighborhood transformation, and the people and families who built and sustained corridor communities can guide where and how stories appear. As noted in Section 3.6, engagement identified Beltline neighborhood history and culture, Black history and culture, and music and arts programming as the highest interpretive priorities. These three themes can serve as the primary organizing framework for near-term interpretive programming, with the remaining themes layered in as capacity and partnership opportunities allow. Where an interpretive element involves rebuilding a vanished rail-era feature at its original location, the Reconstruction treatment described in Section 2.1 applies and the corresponding Standards govern.

Content Development

Interpretive content should be grounded in documented research and community partnership. Sources include NHPA Section 106 documentation, the Subarea Master Plans, the 2023 Atlanta LGBTQ+ Historic Context Statement, the Atlanta History Center and Auburn Avenue Research Library collections, academic research through the Atlanta University Center and Georgia State University, and community oral history initiatives. Community partnership can help ensure that the content reflects how communities themselves describe their history. Content interpreted with ABI Arts and Culture should apply a consistent editorial standard: accuracy verified against documented sources, attribution to community partners, clarity of language accessible to non-specialist readers, and review by community partners before installation.

Placement and Integration

Smart Studio Kiosks along the Beltline provide an opportunity to embed interpretive content at high-visibility locations across the corridor. Digital tools and storytelling apps tied to specific locations can complement physical installations, allowing narratives to grow over time without requiring permanent infrastructure at every site. Community engagement participants noted that the Chicago 606 trail appeared to be 'art itself,' and that the Indianapolis Cultural Trail's combination of historic and modern elements resonated as a model for the Beltline. Participants also suggested walking tours connecting different historic communities through established neighborhood eateries, an approach that grounds interpretation in the corridor's living culture rather than only its physical remnants.

Physical interpretive elements can be placed where they support understanding of the resource they interpret without obscuring it. Scale, material, and mounting details can be coordinated with ABI's design typologies so that interpretive elements read as part of the corridor. Coordinating digital platform content, physical installations, and the Corridor Heritage Registry can help ensure that visitors and residents encounter a consistent narrative regardless of how they access it.

Public Art and Heritage Commissions

Atlanta Beltline Art, managed by ABI Arts and Culture, has traditionally emphasized temporary and rotating programming, which remains valuable for supporting artistic experimentation and ongoing community dialogue. Programming informed by historic and cultural preservation best practices could elevate the social and cultural heritage of Beltline communities through creative expression, supporting longer-term heritage commissions in locations where community identity is strongly tied to place. The intent is not to constrain artistic experimentation but to help ensure community histories remain visible and legible as the corridor evolves. Community heritage mini grants, coordinated through ABI Economic Development and Arts and Culture, could support oral histories led by community partners, cultural mapping, interpretation led by artists, and signage content development at a scale appropriate for neighborhood organizations. The City of Atlanta's Grants to Neighborhood Arts program, administered by the Mayor's Office of Cultural Affairs and described in Section 5.3, is a parallel funding source available directly to neighborhood associations and Neighborhood Planning Units for arts and heritage programming.

4.0 Demolition and Documentation

Not every historic or culturally significant resource along the Beltline can or will be retained. Structural conditions, cost, geometric constraints, programmatic requirements, and competing project priorities sometimes lead to a decision that a resource cannot be kept in place. The hierarchy of intervention in [Section 2.3](#) treats demolition as a last resort. Before a demolition decision is finalized on a resource of documented or likely significance, project teams can confirm that retention alternatives have been meaningfully evaluated, that the structural or programmatic reasons are documented, and that the Preservation Lead function has reviewed the decision. On federally funded undertakings, this review is folded into the NHPA Section 106 consultation process. On ABI-funded undertakings, a similar internal review process is advisable to ensure the same level of diligence.

Meaningful evaluation of retention alternatives can consider structural stabilization, adaptive reuse scenarios, relocation to a nearby park or public space where the resource can remain visible, and partial retention that keeps character-defining features in place while allowing other portions of the project to proceed. Where full retention is not feasible and partial retention offers a meaningful preservation outcome, partial retention is preferred over full demolition. Where private demolition of a resource documented in or flagged by the Corridor Heritage Registry comes before the Beltline Design Review Committee (DRC) through the Special Administrative Permit process, the DRC can raise preservation considerations during its advisory review, consistent with the coordination role described in Deliverable 2 Table 3.

4.1 Recordation Approach

Documentation can serve as the primary mitigation for loss of a historic resource. As a baseline, photographic recordation is appropriate for any Beltline resource scheduled for demolition, regardless of formal eligibility. Baseline documentation includes exterior photographs from all elevations, interior photographs of significant spaces and features, detail photographs of character-defining materials, and context photographs showing the resource's relationship to the corridor. Photographs should be captured at resolution sufficient for archival use, paired with a written narrative identifying each image and the feature it documents, and filed in the project record and referenced in the Corridor Heritage Registry.

Baseline photographic recordation can be performed by the project team without specialized expertise. A standard smartphone camera at full resolution is sufficient. Staff can photograph each exterior elevation from a consistent distance, capture interior spaces from the corners to show full room proportions, include a scale reference (a ruler, tape measure, or a person of known height) in detail shots of materials and features, photograph in even daylight where possible, and use file names that identify the resource and the view. Where a resource is scheduled for removal, baseline documentation is typically completed before site staging or demolition preparation begins, since equipment and protective measures can obscure features that would otherwise be visible.

For resources of documented significance, including NRHP-listed or eligible properties and locally designated resources, photographic recordation can be supplemented with measured drawings, narrative architectural or engineering description, and historical research. Formal documentation meeting HABS, HAER, and/or Historic American Landscapes Survey (HALS) standards is appropriate for resources of substantial significance where the documentation would become part of the permanent record maintained by the Library of Congress. HAER is the most frequently applicable standard for Beltline projects because it addresses engineering and industrial resources including rail bridges, tunnels, culverts, and industrial buildings. The decision to pursue formal documentation is typically made during NHPA Section 106 consultation or during a comparable internal review process and is informed by the significance of the resource, the extent of loss, and its value to future researchers and the public.

4.2 Salvage and Interpretive Reuse

Where a resource cannot be retained in place, salvage of character-defining features can allow those elements to remain visible and connected to the corridor's history. Salvage planning is most effective when incorporated into the demolition scope early so that salvageable elements are identified and removed with care rather than lost during general demolition. Suitable elements include masonry units with maker's marks or distinctive detailing, metal hardware including rail-era fasteners and signage, industrial equipment and fixtures, timber elements, and larger assemblies such as truss sections or portal stones. Interpretive reuse can be coordinated through ABI Arts and Culture and the Preservation Lead function. Reuse options include incorporation into trail amenities, relocation to nearby public space, transfer to a partner institution, and integration into public art commissions.

Reuse that distorts the element's original meaning or misrepresents its significance should be avoided.

4.3 Coordination with Permitting

Demolition along the Beltline is subject to City of Atlanta permitting and, within City-designated historic districts, to Certificate of Appropriateness review by the UDC. On federally funded undertakings, demolition is also subject to NHPA Section 106 consultation with GA SHPO. On ABI-funded undertakings that do not trigger federal review, the internal process described in this section is intended to operate in parallel with City permitting so that documentation and salvage are addressed before the permit is issued rather than after demolition has begun. This presents a near-term opportunity to apply the baseline approach described in [Section 4.1](#). Even for non-eligible resources, basic photographic recordation can capture the building's contribution to the broader pattern of rail-adjacent industrial development before the record is lost.

5.0 Financial Tools and Incentives

Feasibility is often the deciding factor in whether historic resources along the Beltline are rehabilitated or replaced. Adaptive reuse frequently requires higher upfront investment than new construction, particularly where remediation, structural upgrades, or accessibility improvements are needed. A range of federal, state, and local financial tools exists to bridge that feasibility gap, and the usefulness of those tools depends substantially on awareness and early planning. This section summarizes the tools most relevant to Beltline projects and describes how ABI can support property owners, project sponsors, and community partners in accessing them.

5.1 Federal Programs

Federal Historic Preservation Tax Credit

The Federal Historic Preservation Tax Credit provides a 20 percent federal income tax credit for qualified rehabilitation expenditures on certified historic structures used for income-producing purposes. Eligible properties are buildings listed individually in the NRHP, contributing to an NRHP-listed historic district, or certified as contributing to a qualifying local or state historic district. The rehabilitation must meet the Secretary of the Interior's Standards for Rehabilitation and is reviewed through a three-part application process administered by GA SHPO and NPS. For Beltline projects, the credit is most relevant to industrial buildings and other structures listed or eligible for listing. The credit is typically monetized through investor partnerships, and its value depends on project tax structure, rehabilitation cost, and timing. Early engagement with a tax credit advisor is essential because the application process shapes project design and financing from the earliest stages. Projects that begin construction before NPS approves the Part 2 application can disqualify the credit if the work does not comply with the Standards, the most common and costly timing error on rehabilitation projects along the corridor.

Historic Preservation Fund and African American Cultural Heritage Action Fund

NPS administers the Historic Preservation Fund, which supports grants directed through State Historic Preservation Offices. Of relevance along the Beltline, the fund supports grants directed at underrepresented communities, including the African American Civil Rights grant program. The National Trust for Historic Preservation separately administers the African American Cultural Heritage Action

Fund, providing grants specifically supporting preservation of African American historic places. For Beltline projects involving historically Black churches, schools, civic buildings, and cultural sites in Subarea 10 and across the corridor, both programs are directly applicable. Application windows, eligibility criteria, and funding levels are subject to periodic updates.

Community Development Block Grant Program

The Community Development Block Grant Program, a flexible HUD program distributed through state and local agencies, supports community development activities including historic preservation where those activities meet program objectives. Along the Beltline, CDBG funds have supported rehabilitation of historic community facilities and affordable housing projects. The City of Atlanta administers CDBG funds within the city.

5.2 State Programs

Georgia State Historic Rehabilitation Tax Credit

Georgia's state historic rehabilitation tax credit program, codified at O.C.G.A. § 48-7-29.8, provides a 25% state income tax credit for rehabilitation of certified historic structures. The program has experienced high demand, with available credits largely allocated under current limits. House Bill 376, legislation to expand the program, passed both chambers of the General Assembly in March 2026 but was vetoed by the Governor on May 13, 2026. The program therefore continues under existing law at the current 25% credit rate and the existing \$30 million annual aggregate cap, and the proposed cap increase, rate adjustment, and higher expenditure thresholds did not take effect. Any future expansion would require new legislation. Program capacity and further legislative activity merit continued monitoring.

Eligible properties are buildings listed individually in the NRHP or Georgia Register of Historic Places, contributing to a listed historic district, or certified by the Georgia Department of Community Affairs as contributing to a local historic district. The rehabilitation must meet DCA's Standards for Rehabilitation, aligned with the Secretary's Standards, and is reviewed through the NR-TIGERS application portal. The credit is transferable for certified structures other than historic homes. For Beltline projects, the state credit can be paired with the federal credit on industrial and commercial rehabilitation projects, and the combined financing can support adaptive reuse where rehabilitation costs would otherwise make the project impracticable.

Preferential Property Tax Assessment

Georgia's preferential property tax assessment programs, codified at O.C.G.A. § 48-5-7.2 (Rehabilitated Historic Property) and § 48-5-7.3 (Landmark Historic Property), provide property tax benefits for qualifying historic properties. Under the Rehabilitated Historic Property program, a property owner who completes a qualifying rehabilitation can freeze the property's assessed value for nine years. Qualifying rehabilitations have increased fair market value by at least 50 percent for non-income-producing property, 100 percent for income-producing property, or 75 percent for property that is primarily residential but partially income-producing. The preferential assessment applies to the building, the real property on which it is located, and up to two acres of surrounding property. This program can provide assessment predictability for owners undertaking substantial rehabilitation, particularly during the years following completion when stabilized occupancy and revenue are being established.

Georgia Brownfield Program

The Georgia Environmental Protection Division administers the Hazardous Site Reuse and Redevelopment Program, which provides regulatory clarity and financial incentives for remediation of contaminated properties. Participating properties receive a Letter of Compliance following approved remediation, limiting future environmental liability, and may qualify for preferential property tax assessment that freezes assessed value for up to ten years. For Beltline industrial properties where environmental conditions are a feasibility barrier, the Brownfield Program is frequently a decisive tool, and coordination between environmental remediation and historic rehabilitation is most effective when both disciplines are engaged at scoping.

Georgia Trust Programs

The Georgia Trust for Historic Preservation administers the Places in Peril program, the Revolving Fund, and educational and technical assistance programs. For Beltline properties at risk of loss, Georgia Trust programs can provide visibility, technical support, and, in limited cases, direct intervention. ABL and its partners can engage the Georgia Trust through direct communication with Trust staff.

5.3 Local Programs

Invest Atlanta Programs

Invest Atlanta administers economic development programs that can support preservation and adaptive reuse along the Beltline. The Beltline Tax Allocation District (TAD) is the primary funding mechanism for the Beltline program and supports infrastructure, affordable housing, and economic development within the redevelopment area. Invest Atlanta also administers facade improvement programs, business lending programs, and workforce development programs that have supported preservation-oriented projects. Connecting these tools to community stabilization goals is equally important. Awareness of facade programs, rehabilitation incentives, and related resources among property owners and community organizations in areas most at risk of displacement ties stewardship directly to stabilization and affordable housing goals.

ABI's own affordable housing investments reinforce this connection. Through the Beltline Affordable Housing Trust Fund and the TAD, ABI has helped fund permanently affordable homes in corridor neighborhoods, including the Avenue at Oakland City in historic Oakland City, a community land trust development that keeps homes affordable in perpetuity. Pairing investment with permanent affordability is one way preservation activity can support, rather than displace, existing residents.

Invest Atlanta also administers, jointly with the City of Atlanta, the Brownfield Revolving Loan Fund (BRLF), funded by the U.S. Environmental Protection Agency. The BRLF offers low-interest loans to private property owners and developers, and subgrants to nonprofits, for environmental cleanup of contaminated sites within the Atlanta city limits. For Beltline industrial properties where contamination is a feasibility barrier, the BRLF can pair with the Georgia Brownfield Program described in [Section 5.2](#) and with the historic rehabilitation financing described in this section.

City of Atlanta Preservation Tools

The City of Atlanta's Department of City Planning and Urban Design Commission administer local preservation tools including historic district and landmark designation, Certificate of Appropriateness review, and coordination with state and federal programs. While primarily regulatory, local designation is a prerequisite for several incentive programs and can support property values and marketability. The City's Brownfields Program supports remediation of contaminated properties within the city. The Zoning 2.0 rewrite, in progress, may incorporate preservation standards that further shape how these tools apply along the Beltline.

The City of Atlanta Mayor's Office of Cultural Affairs administers Grants to Neighborhood Arts, available to neighborhood associations and Neighborhood Planning Units to support neighborhood arts festivals, workshops, performances, and place-based creative projects within the city. For Beltline segments where interpretation and community heritage programming are community-led, this program can help neighborhood partners develop interpretive and cultural content at a scale appropriate for local organizations.

Private and Nonprofit Preservation Tools

Preservation easements are a long-term protection tool available to property owners that voluntarily restrict alteration or demolition of historically significant features. Easements are administered by qualified easement-holding organizations rather than by ABI or the City. In the Atlanta area, Easements Atlanta is the established nonprofit that holds and stewards preservation easements on historic properties, including properties along and adjacent to the Beltline corridor. Property owners considering this tool, whether for long-term protection or in combination with the federal rehabilitation tax credit (which permits easement donations on certified rehabilitations), can engage Easements Atlanta directly. ABI's role in this context is to inform property owners of the tool's existence and to refer interested owners to Easements Atlanta.

5.4 Combining Programs

The tools described in this section are frequently combined on a single project. A typical adaptive reuse project on a Beltline industrial building might stack the Federal Historic Preservation Tax Credit, the Georgia State Historic Rehabilitation Tax Credit, brownfield remediation funding, Invest Atlanta economic development resources, and, depending on use, CDBG or affordable housing financing. Successfully combining these sources requires early planning, qualified advisors, and careful attention to eligibility rules and timing. Because the tools change periodically in response to legislative action, ABI's role is to improve awareness and support connections to qualified advisors. The Adaptive Reuse Toolkit in [Appendix B](#) is intended to help maintain that awareness, and periodic incentive workshops coordinated with Invest Atlanta and preservation finance specialists can reinforce it.

6.0 Recommended Implementation Tools

This section recommends three implementation tools to support ABI project teams in applying these guidelines consistently. The Early Screening Checklist ([Appendix A](#)) provides a starting point at project kickoff, designed to incorporate historic and cultural resource considerations before design decisions are locked in. The Corridor Heritage Registry, described in detail below, is an internal inventory that organizes documented and community-identified resources within ABI's planning tools. The Adaptive Reuse Toolkit ([Appendix B](#)) is a reference resource for property owners, project sponsors, and ABI staff working on rehabilitation and reuse projects along the corridor.

These tools are designed to work together. The Checklist helps identify what kind of historic and cultural resource considerations apply to a given project; the Registry holds the underlying information about what is known about resources along the corridor; and the Toolkit translates the Registry's information about a particular property into actionable next steps. Adoption of any one tool can stand on its own, and adoption of all three is mutually reinforcing.

6.1 Early Screening Checklist

The Early Screening Checklist is a tool the ABI project manager completes at project kickoff, or at the first design milestone where a project has no discrete kickoff meeting, in coordination with Planning and the Preservation Lead function. Its purpose is to surface historic and cultural resource considerations early enough that they can inform scope, schedule, and budget rather than being addressed reactively. Completing the Checklist does not require specialized preservation expertise. The questions are written to be answerable by any project manager familiar with the project's scope, funding, and location.

The Checklist is organized around five screening questions, covering known historic or cultural resources in the project area, federal or state regulatory triggers, local regulatory triggers, documentation needs, and coordination with community or partner organizations. Each question carries defined follow-up actions for any affirmative or uncertain response. Completed Checklists can be filed in the project record, referenced in the Corridor Heritage Registry ([Section 6.2](#)), and reviewed periodically by the Preservation Lead function to identify patterns and inform updates to these guidelines. The full Checklist is presented in [Appendix A](#).

6.2 Corridor Heritage Registry

This section recommends that ABL establish and maintain a Corridor Heritage Registry: an internal, GIS-based inventory of historic and cultural resources along the Beltline. The Registry does not exist today. It is introduced here as the central planning and coordination tool that links the Early Screening Checklist, project decision-making, and ABL's broader stewardship responsibilities. The Registry is a planning instrument, not a regulatory one, and is distinct from the public-facing history and culture online portal described in Deliverable 2 Section 5.1.

The intent of the Registry is to consolidate, in one place, what ABL and its partners already know about historic and cultural resources along the corridor: where they are, what is known about them, what has been documented, and how they have been treated in past undertakings. Today this information is distributed across NHPA Section 106 documentation, subarea master plans, field surveys, community engagement records, individual project files, and institutional knowledge held by individual staff. A consolidated Registry makes that information searchable, persistent, and actionable across departments and over time.

Scope and Contents

The Registry includes the following resource categories. Each carries a different significance basis, level of documentation, and treatment expectation, and the Registry can flag those distinctions clearly:

- NRHP-listed and NRHP-eligible resources, including individually listed properties, contributing properties within listed districts, and properties that have received formal eligibility determinations through NHPA Section 106 review or other survey work.
- Locally designated resources, including properties within City of Atlanta historic districts, designated landmarks, and other locally protected resources.
- Resources evaluated and determined not eligible, including the documentation supporting that determination. Including these records prevents repeat evaluations and provides context for future treatment decisions.
- Resources surveyed but not formally evaluated, including those identified in subarea master plans, the August 2025 field survey, and prior reconnaissance work.

- Places of community importance, identified through community-based research and partnership, with notation that their inclusion reflects community significance rather than formal eligibility (see [Section 3.6](#)).
- Archaeological features and industrial remnants, including those identified through prior NHPA Section 106 review, those exposed through ABI work and documented through the stop-and-assess protocol, and those recorded by partner institutions.
- Interpretive elements installed or planned along the corridor, including public art commissions with heritage content, signage, kiosks, and digital storytelling locations.
- Salvaged elements relocated for interpretive reuse, with notation of their original source and current location.

[Appendix C](#) and the bridge and culvert table in [Section 3.1](#) provide two starting datasets for the Registry: ABI-owned properties with known preservation status, and ABI-owned rail bridges and culverts with documented eligibility, treatment, or ownership notes.

Record Fields

Each Registry record represents a single resource. The core fields are listed below. Fields can be expanded over time as ABI's needs evolve, but the baseline supports the Early Screening Checklist, NHPA Section 106 coordination, and treatment decision-making across departments.

Table 2. Recommended Record Fields

Field	Description
Resource Name	Common name, including historic and current names where different
Resource Type	Rail bridge, tunnel, retaining wall, culvert, industrial building, industrial site, cultural landscape feature, archaeological feature, place of community importance, interpretive element, salvaged element

Field	Description
Location	Geographic coordinates, subarea, street address, linked parcel identifier; for sensitive archaeological resources, restricted-access location field
Significance Status	NRHP listed; NRHP eligible (formal determination); NRHP eligible (likely, not formally determined); evaluated not eligible; not formally evaluated; locally designated; place of community importance; interpretive element; salvaged element
Significance Basis	NRHP criterion or criteria (A, B, C, D); period of significance where applicable; community basis for community-identified places
Source Document	Reference to NHPA Section 106 findings, subarea plans, field surveys, community documentation, or other source establishing the record
Date of Most Recent Finding	Date of most recent documented evaluation, update, or treatment action
Responsible Agency	Agency or organization with primary stewardship or review responsibility (GA SHPO, City of Atlanta UDC, ABI, partner institution)
ABI Project Linkage	ABI projects that have affected or may affect the resource; status of any ongoing review
Treatment History	Summary of prior treatment actions, including any salvage or documentation completed
Community Partner	Community partner associated with the record where applicable

Field	Description
Photograph	Link to current photographic documentation
Access Tier	Public, Internal to ABI, Restricted (for sensitive archaeological or community-identified records where exposure is not appropriate)
Notes	Additional narrative context, including unresolved questions, recommended next steps, and partnership context

Governance and Maintenance

The Registry is coordinated by the Preservation Lead function described in [Section 7.1](#). Initial buildout is collaborative, led by the Data and Impact GIS team with Planning and on-call preservation support, and continues through quarterly coordination among those groups. Day-to-day stewardship includes adding new records, updating existing records as new information becomes available, coordinating with project managers at kickoff and closeout, and supporting periodic review by ABI leadership. The Registry sits within ABI's GIS infrastructure, with records linked to relevant parcel and corridor geographies so that spatial queries ("what resources fall within this project footprint?") can be answered quickly.

Records are added when one of the following triggers occurs:

- Completion of a NHPA Section 106 review producing new findings;
- Subarea master plan update including new survey or recommendations;
- Community-based documentation work producing new information about places of community importance;
- Field survey or reconnaissance work;
- Treatment action that materially changes a resource's condition or status;
- Eligibility determination or other significance finding by GA SHPO or partner agency;

- Salvage or relocation of an element; or
- Demolition or removal of a documented resource.

The Preservation Lead function reviews proposed additions or updates and confirms that documentation is complete before the record is finalized. When a documented resource is demolished or removed, the Registry record is updated rather than deleted. The treatment history field is updated to reflect the demolition, the documentation produced, and any salvage completed, so the corridor's full history remains legible even where individual resources have been lost. Retaining these records also prevents future project teams from researching resources that have already been evaluated and documented.

Recommended Update Cycle

In addition to the updates described above, the Registry benefits from a regular review cycle. An annual review coordinated with subarea planning cycles is advisable, supplemented by quarterly checks tied to project milestones. The annual review can cover:

- Verification that projects listed as active in Registry records are still ongoing;
- Reconciliation against external sources, including GA SHPO determinations, City of Atlanta designations, and partner institution documentation;
- Review of community-identified records to confirm continuing community relevance and update partnership notes;
- Identification of records flagged for follow-up evaluation, photographic documentation, or community engagement; and
- Quality review of source documentation links and field completeness

Significant changes to corridor conditions, including new infrastructure, demolition activity, or substantial subarea planning updates, can also trigger interim review of affected records.

Privacy and Access Considerations

Some Registry information warrants restricted access. Archaeological location information is the clearest example, since publishing the precise location of an unstudied archaeological feature can invite looting and damage. National and state preservation programs treat archaeological location data as sensitive, and the Registry can mirror that practice. Community-identified records can also include information that community partners share with ABI on the understanding it will not

be made public, including informal site uses, spiritual or ceremonial associations, and locations meaningful to vulnerable populations.

A three-tiered access model is advised: public, internal to ABI, and restricted. Public-tier records can be linked or summarized into the public-facing history and culture portal. Internal to ABI tier records support project decision-making but are not published. Restricted-tier records are accessible only to a defined set of users (the Preservation Lead, designated project managers, and where appropriate, partner agency staff under coordination agreements). Tier assignments are set by the Preservation Lead in consultation with relevant partners at the time a record is added or updated.

Integration with Existing ABI Tools

The Registry works best when connected to ABI's existing systems rather than maintained separately. Integration points include:

- ABI's GIS infrastructure, with Registry records linked spatially to corridor geography and parcels
- ABI's project management system, so that Registry queries run at project kickoff and new projects are linked to relevant Registry records
- The Subarea Master Plans, with Registry records cross-referenced to the relevant subarea documentation
- ABI Real Estate's asset management records for ABI-owned parcels
- ABI Arts and Culture's public art and interpretive programming records, with heritage commissions linked to the Registry resources they reference
- The Beltline Design Review Committee's SAP review files for applications affecting documented or potentially significant resources

Where direct integration is not feasible, shared identifiers such as parcel IDs and project IDs can maintain consistent linkage across systems.

Phased Implementation

Establishing the Registry does not need to happen all at once. A phased approach makes initial implementation manageable. The table below sets out a suggested work sequence, with early phases focused on existing documentation and later phases extending to community records and ongoing maintenance.

Table 3. Suggested Work Sequence for Establishing the Corridor Heritage Registry

Phase	Focus	Approximate Effort
Phase 1: Inventory and Setup	Compile existing source documentation (NHPA Section 106 findings, subarea plan inventories, field survey results, prior eligibility determinations); establish GIS plan; populate records for formally designated and previously evaluated resources	Concentrated effort over 3–6 months, primarily a one-time setup
Phase 2: Project Integration	Integrate Registry queries into the Early Screening Checklist workflow; populate ABI Project Linkage fields for active projects; establish update procedures tied to project milestones	Concurrent with Phase 1 closeout; ongoing once established
Phase 3: Community Records	Coordinate with NPUs, community historians, and cultural organizations to identify and document places of community importance; develop standardized documentation templates; build initial community record dataset	12–18 months, depending on partnership availability
Phase 4: Steady-State Maintenance	Annual review cycle; event-driven updates; periodic reconciliation with external sources; ongoing quality improvement	Recurring; integrated into ABI workflow

Staffing and Coordination

The most significant resource commitment for the Corridor Heritage Registry is staff time within the Preservation Lead function. Phase 1 setup requires concentrated effort, while ongoing maintenance is steady but moderate. Additional support draws on several departments:

- Data and Impact for GIS infrastructure and spatial data maintenance, drawing on ABI's existing GIS capacity
- Community Engagement support for Phase 3 partnership coordination, particularly for places of community importance
- Arts and Culture support for interpretive element records and salvaged element tracking
- Real Estate support for ABI-owned parcel records and asset management cross-references
- Information technology support for access tier permissions and integration with existing systems

External technical assistance can supplement internal capacity during initial setup, including through partnerships with the Georgia Trust or qualified preservation consultants.

Registry in Practice

Once the Registry is populated and integrated, day-to-day use centers on a small set of touchpoints during the project lifecycle. The table below walks through a typical sequence.

Table 4. Registry Actions by Project Stage

Stage	Registry Action
Project initiation	Project manager opens Registry through GIS, queries the project footprint and a buffer zone, and reviews any returned records
Early Screening Checklist	Registry query informs Question 1 of the Checklist (known historic or cultural resources in the project area); affirmative or uncertain responses trigger coordination with the Preservation Lead function
Scoping and alternatives analysis	Project manager and Preservation Lead function review Registry records for affected resources; Registry treatment history informs scoping; specialized expertise is engaged where indicated

Stage	Registry Action
NHPA Section 106 or local review (if triggered)	Registry records support coordination with GA SHPO, the City of Atlanta UDC, and other agencies; Registry is updated with new findings from the review process
Design and construction	Registry records inform design treatment decisions; stop-and-assess protocol triggers Registry updates if new resources are exposed
Project closeout	Treatment actions are recorded against the relevant Registry records; new records are added for any newly identified or salvaged resources; lessons learned are captured for future projects

6.3 Adaptive Reuse Toolkit

The Adaptive Reuse Toolkit is a reference resource summarizing financial tools, technical guidance, and procedural pathways available to support rehabilitation along the Beltline. It is intended for use at project scoping, when awareness of available resources can shape feasibility and direction. The Toolkit consolidates material from Sections [2](#), [3](#), and [5](#) into a format designed for property owners, nonprofits, small businesses, project sponsors, and ABI staff working on rehabilitation and reuse projects along the corridor.

The Toolkit is organized around five questions that commonly arise at the start of an adaptive reuse project: how to determine whether a property is listed, eligible, or locally designated; what the Secretary's Standards require for rehabilitation; what federal, state, and local financial tools are available; what technical considerations apply; and what sequence of early decisions most influences project outcomes.

Incentive programs change periodically. ABI Economic Development can review the Toolkit annually and issue interim updates when significant program changes occur. A material change to the state Historic Rehabilitation Tax Credit program is one example of a trigger that could prompt an off-cycle update. Periodic incentive workshops with Invest Atlanta and preservation finance specialists can reinforce

the Toolkit and connect property owners and project sponsors with practitioners in preservation finance. The Toolkit aims to help property owners, nonprofits, and small businesses understand eligibility and next steps without needing to navigate multiple agencies on their own.

The full Toolkit, including the financial tools summary table, narrative entries for each program, the technical considerations checklist, and the recommended early-decision sequence, is presented in [Appendix B](#).

7.0 Roles and Decision Points

Applying these guidelines consistently is easier when there is clarity about who does what, when, and in coordination with whom. This section identifies roles for carrying the guidelines forward and identifies the decision points when historic and cultural resource considerations most meaningfully enter project delivery. The section complements the agency review responsibilities documented in Deliverable 2 Table 3 and the implementation actions summarized in Deliverable 2 Table 4.

7.1 Preservation Lead Function

The Preservation Lead function, as introduced in the Mission Statement, is a designated ABI staff responsibility rather than a new department or regulatory position. It can be run by existing staff and supported through on-call preservation services rather than requiring a new full-time position. The function serves as the primary internal point of contact for project teams and partner agencies, maintains the Corridor Heritage Registry, coordinates with GA SHPO and the City of Atlanta UDC, supports project teams in identifying and engaging appropriate expertise, and tracks the application of these guidelines across projects. The function is most effective when integrated into existing workflows. Project managers can engage at kickoff through the Early Screening Checklist, during alternatives analysis, during regulatory coordination, and at key milestones including design review, construction start, and project closeout.

7.2 Department Roles

The table below identifies how each ABI department can engage with historic and cultural resource considerations across three categories of activity. Coordination with the Preservation Lead function is the common thread across all departments and all project stages.

Table 5. Department Roles by Activity Category

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
Planning	Incorporate historic and cultural resource considerations into project	Integrate corridor heritage priorities into subarea planning updates; identify resources	Coordinate with Preservation Lead on Registry updates tied to subarea planning

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
	scoping; reference Section 3 treatment guidance during project definition	warranting Registry records during planning processes	cycles; flag resources identified through planning work for formal evaluation
Design and Construction	Apply Section 3 treatment guidance during design development and construction administration; confirm mortar mixes, cleaning methods, and repair approaches are specified consistent with Preservation Briefs	Engage Preservation Lead during alternatives analysis; ensure preservation considerations are weighed alongside cost, constructability, and programmatic factors	Incorporate documentation and salvage expectations into construction contracts; update Registry records at project closeout with treatment actions taken
Arts and Culture	Coordinate interpretation, public art, and cultural programming with corridor heritage priorities; apply consistent editorial standards to interpretive content	Assist development of interpretive content for Smart Studio Kiosks and other corridor platforms during project scoping	Maintain Registry records for interpretive elements and public art commissions with heritage content; coordinate salvaged element tracking with Preservation Lead
Real Estate	Apply treatment guidance during acquisition,	Incorporate preservation criteria into RFPs	Coordinate with Preservation Lead on Registry

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
	disposition, leasing, and development partnership activities; reference the Adaptive Reuse Toolkit with development partners	for properties with documented or likely historic significance; engage Preservation Lead during due diligence on ABI-owned properties	records for ABI-owned parcels; ensure asset management references reflect current Registry status
Community Engagement	Build community partner touchpoints into project schedules where places of community importance are identified; coordinate with NPU and cultural organizations	Lead community-based documentation and oral history initiatives; support equitable representation of underrepresented histories in project scoping	Provide documentation from community engagement work for Registry records on places of community importance; coordinate with Preservation Lead on community partner contributions
Economic Development	Coordinate incentive workshops with Invest Atlanta and preservation finance specialists; support property owners in identifying and accessing	Introduce the Adaptive Reuse Toolkit during early conversations with development partners and property owners; identify financial tool combinations applicable to specific projects	Maintain the Adaptive Reuse Toolkit on an annual update schedule; administer community heritage mini-grant program records

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
	applicable financial tools		
Communications	Coordinate public-facing messaging about corridor heritage, including the history and culture online portal and interpretive programming updates; support incentive workshop promotion and outreach	Incorporate heritage communication priorities into project announcement and engagement plans; coordinate with Arts and Culture on interpretive content for public platforms	Maintain public-facing portal content linked to Registry records; coordinate with Preservation Lead on messaging about documented resources and treatment actions
Asset Management	Apply treatment guidance during ongoing stewardship of ABI-owned properties and trail corridor infrastructure; engage Preservation Lead when non-routine work is scoped	Flag maintenance conditions that may affect character-defining features for Preservation Lead review before work is authorized	Maintain treatment records for ABI-owned properties; update Registry records to reflect maintenance and repair actions on documented resources
Legal and External Affairs	Advise on regulatory requirements applicable to individual projects, including	Coordinate with agency partners on interagency agreements and coordination protocols; advise	Support Preservation Lead in confirming source documentation for Registry

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
	NHPA Section 106, GEPA, and local historic district review; confirm compliance as projects move through review	on regulatory timing early enough to shape project schedules	records involving regulatory findings; advise on access tier designations for sensitive records
Transit	Begin with first cost and life-cycle analyses to determine the treatment approach (preservation, rehabilitation, restoration, or reconstruction) for each individual resource; coordinate the determination with the Preservation Lead function.	Deliver the project consistent with the treatment determination reached through first cost and life-cycle analysis; engage the Preservation Lead during alternatives analysis on structures of documented significance.	Incorporate documentation and salvage expectations into construction contracts; update Registry records at project closeout with the treatment actions taken.
Housing and Development	Apply the Adaptive Reuse Toolkit and Section 5 financial tools when an ABI-controlled property with documented or likely historic significance is positioned for	Where federal or state historic tax credits are part of the financing, align program and design with the Standards for Rehabilitation early enough to preserve credit eligibility; test	Coordinate with the Preservation Lead on Registry records for properties in the development pipeline; reflect treatment, salvage, and documentation actions at project

Department	Routine Project Work	Planning and Scoping	Registry and Documentation
	redevelopment; coordinate compatible use and feasibility analysis with the Preservation Lead function.	program and density objectives against character-defining features during feasibility analysis.	milestones and closeout.
Data and Impact	Maintain the GIS system that hosts the Corridor Heritage Registry. Run location searches for project areas at kickoff so teams know what resources are present.	Build and maintain the tools that let Planning Leads and other staff add to and update the Registry. Bring in data from other ABI and City sources as needed.	Serve as the Registry's data steward. Support record creation, link records to map locations, manage who can see and edit which records, and keep entries aligned with outside sources.

7.3 Key Decision Points

The table below identifies the stages at which historic and cultural resource considerations most meaningfully enter project delivery. Decisions at kickoff shape every subsequent stage, and the cost of addressing these considerations is lowest at that point.

Table 6. Actions by Decision Point

Decision Point	What Happens Here
Project kickoff	Complete the Early Screening Checklist. Engage the Preservation Lead function where screening identifies affirmative responses. Query the Corridor Heritage Registry for the project footprint. Establish budget and

	schedule provisions for any preservation-related work identified through screening.
Pre-acquisition due diligence	Query the Corridor Heritage Registry for the subject property. Confirm NRHP status, local landmark status, and any prior eligibility determinations. Identify character-defining features through site visit and available documentation. Confirm whether federal or state review triggers would apply upon acquisition. Assess whether documented or likely historic significance affects the intended use, disposition pathway, or financial tool access. Engage the Preservation Lead function before the transaction closes. Complete the Early Screening Checklist at or before closing so that preservation considerations are documented in the project record from the outset.
Alternatives analysis	Frame treatment options for affected resources. Test programmatic decisions against character-defining features. Engage the Preservation Lead and specialized experts so preservation considerations are weighed alongside cost, constructability, and programmatic factors.
Design development and construction documentation	Apply Section 3 treatment guidance. Incorporate documentation expectations and salvage provisions into construction contracts. Specify mortar mixes, cleaning methods, window treatments, and repair approaches consistent with the Preservation Briefs referenced in Section 2.5 .
Construction and construction administration	Apply the stop-and-assess protocol (Section 3.5) for unexpected discoveries. Mobilize documentation personnel as needed. Execute salvage as planned. Update Registry records if new resources are exposed.
Project closeout	File documentation in the Corridor Heritage Registry. Record treatment actions against relevant Registry records. Add new records for any newly identified or

	salvaged resources. Capture lessons learned for future projects. Submit Part 3 tax credit application where applicable.
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7.4 External Coordination

External coordination with regulatory partners is continuous and is summarized in Deliverable 2 Table 3. These guidelines add community partnership organizations as a coordination priority: neighborhood planning units; the Atlanta University Center consortium of Historically Black Colleges and Universities; cultural organizations such as the Auburn Avenue Research Library; the Georgia Trust for Historic Preservation; and Easements Atlanta, for coordination on preservation easements affecting properties along or adjacent to the corridor. The work of community-level partners directly informs these guidelines. Partners include community organizations in the West End and surrounding neighborhoods, whose heritage documentation work aligns with the corridor's preservation goals; the Partnership for Southern Equity, whose equitable development framework aligns with the community stabilization goals described in Sections [3.6](#) and [5.3](#); and neighborhood-based organizations across Subareas 1, 2, 9, and 10, whose participation in the TSAC process and Citywide Conversations shaped the treatment and interpretation priorities in this document.

Community-based knowledge becomes integrated into project delivery through periodic coordination with these partners, structured through defined touchpoints rather than ad hoc outreach. Staff learning is part of that coordination. Structured opportunities for ABI staff to build familiarity with neighborhood history strengthens how project teams engage with community partners and informs how preservation considerations are raised during scoping and design. Opportunities may include tours led by community historians, conversations with legacy residents, and visits to culturally significant places along the corridor. These learning experiences can be coordinated through Community Engagement and Arts and Culture and offered on a recurring basis rather than limited to individual project moments.

By the time the TAD concludes in 2030, the goal is for historic and cultural resource considerations to be a routine part of ABI project delivery, for the Corridor Heritage Registry to be a functioning internal tool referenced consistently across departments, and for the Beltline's interpretive programming to reflect the full range of communities that shaped the corridor.

7.5 Preservation Indicators

Preservation progress can be measured without creating a separate reporting structure. Deliverable 2 calls for incorporating a small, practical indicator set into ABI's existing internal dashboards and annual reporting. This section identifies potential indicators and the data sources that support them. Some potential indicators include:

Table 7. Potential Preservation Indicators and Data Sources

Indicator	Data Source	Frequency
Projects screened using the Early Screening Checklist at kickoff	Completed Checklists filed in project records and referenced in the Corridor Heritage Registry	Per project; summarized annually
Projects where Registry resources were flagged during scoping	Registry query logs; Checklist Question 1 responses	Per project; summarized annually
Projects that retained or incorporated a historic or cultural feature	Treatment History field in Registry records; project closeout documentation	Per project; summarized annually
Interpretation elements delivered as part of capital projects	Arts and Culture project records; Registry interpretive element records	Per project; summarized annually
Staff learning or partner coordination touchpoints completed	Community Engagement and Arts and Culture programming records	Quarterly or annually
Corridor Heritage Registry records added or updated	Registry maintenance log	Quarterly or annually

These indicators are designed to track what ABI controls: its own project delivery, screening practices, Registry, and programming. They do not attempt to measure outcomes on properties outside ABI's authority. The intent is a clear, practical picture of whether historic and cultural resource considerations are becoming routine rather than exceptional. The Preservation Lead function can compile indicator data from existing project records, Registry logs, and departmental

reporting without creating a parallel data collection process. Annual reporting to ABI leadership provides visibility and supports course corrections where patterns suggest that screening, documentation, or coordination practices are not reaching intended levels. Over time, the indicator set can be refined as ABI's preservation practices mature and as the tools in [Section 6](#) become established.

8.0 Glossary and References

8.1 Glossary

Term	Definition
Adaptive Reuse	The process of reusing an existing building or structure for a purpose other than which it was originally built, consistent with preservation of its historic character.
Adverse Effect	A finding under NHPA Section 106 that a federal undertaking will alter characteristics of a historic property that qualify it for the NRHP in a manner that diminishes its integrity.
Area of Potential Effects (APE)	The geographic area within which a federal undertaking may directly or indirectly cause alterations in the character or use of historic properties.
Certificate of Appropriateness	A regulatory approval issued by a local historic preservation review body authorizing specified work within a locally designated historic district or on a designated landmark.
Character-Defining Feature	A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character.
Contributing Property	A building, structure, site, or object that adds to the significance of a historic district because it was present during the period of significance, relates to documented significance, and retains integrity.
Corridor Heritage Registry	An internal, GIS-based inventory of known and potential historic and cultural resources along the Beltline, intended as a planning and coordination tool.

Term	Definition
Cultural Landscape	A geographic area, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.
HABS/HAER/HALS	Historic American Buildings Survey, Historic American Engineering Record, and Historic American Landscapes Survey: NPS documentation programs recording historic resources to archival standards.
Historic Resource	A building, structure, site, object, or district listed in or eligible for listing in the NRHP, locally designated, or identified through the Corridor Heritage Registry as significant.
Integrity	The ability of a property to convey its significance through location, design, setting, materials, workmanship, feeling, and association.
Place of Community Importance	A place whose significance is tied to community use, cultural memory, or social function, documented through community partnership and documented for inclusion in the Corridor Heritage Registry.
Preservation Lead	A designated ABI staff function responsible for coordinating historic and cultural resource considerations across ABI projects and maintaining the Corridor Heritage Registry.
Rehabilitation	Making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Term	Definition
Secretary of the Interior's Standards	Standards for the Treatment of Historic Properties, developed by NPS, establishing four treatment approaches for historic properties.
Section 106	Section 106 of the NHPA, requiring federal agencies to consider effects of undertakings on historic properties and afford the Advisory Council on Historic Preservation opportunity to comment.
Stop-and-Assess Protocol	A construction-stage practice for pausing work and evaluating unexpected discoveries of potential significance before removal decisions are finalized.

8.2 References

Federal Standards and Guidance

National Park Service. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Anne E. Grimmer. Washington, DC: U.S. Department of the Interior, 2017.

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City of Atlanta. Historic Preservation Ordinance, Atlanta City Code.

City of Atlanta Urban Design Commission. Rules and Regulations.

City of Atlanta Department of City Planning. Beltline Overlay District Regulations.

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Appendix A: Early Screening Checklist

Complete this checklist at project kickoff, or at the first design milestone if there is no kickoff, with Planning and the Preservation Lead function. The goal is to surface historic and cultural resource considerations early enough to inform scope, schedule, and budget. Work through each section in order, marking one response per row and completing the follow-up actions that any Yes or Unknown response triggers. Where an answer is not known, mark Unknown rather than guessing; an Unknown response carries the same follow-up action(s) as Yes.

Completed Checklists should be filed in the project record, referenced in the Corridor Heritage Registry ([Section 6.2](#)), and reviewed periodically by the Preservation Lead function. The Checklist is intended to be printed and completed by hand or completed digitally as a fillable form.

Project Information

Complete the project information block below. This information helps the Preservation Lead function and any partner agencies understand the project context when responding to follow-up actions identified by the Checklist.

Project Name	
Project ID	<i>ABI internal project identifier</i>
Project Manager	<i>ABI lead staff</i>
Department	<i>Planning, Design and Construction, Real Estate, Arts and Culture, etc.</i>
Date Initiated	
Subarea	<i>Subarea 1 through 10</i>
Project Location	<i>Address, parcel ID, or trail segment description</i>
Project Scope Summary	<i>Brief description of work proposed</i>

Funding Source(s)	<i>Federal, state, local, ABI capital, TAD, philanthropic, other</i>
Anticipated Schedule	<i>Design start through construction completion</i>
Construction Type	<i>Trail; bridge / structure; building rehabilitation; demolition; site work; planning / design only; other</i>

Screening Questions

Each of the five questions below addresses a category of historic and cultural resource consideration. Mark **Yes** if the answer is affirmative or likely affirmative. Mark **Unknown** if the information is not available to the project manager at screening. Mark **No / N/A** if the answer is clearly negative or the item is not applicable. Any Yes or Unknown response triggers the corresponding follow-up action listed in the next subsection. Use the **Source / Notes** column to cite supporting documentation, identify the gap that drove an Unknown response, or capture any context the follow-up reviewer will need.

1. Are there known historic or cultural resources within or adjacent to the project area?				
Sub-question	Yes	Unknown	No / N/A	Source / Notes
NRHP-listed property within or adjacent to project area	☐	☐	☐	
NRHP-eligible property (formal determination) within or adjacent to project area	☐	☐	☐	
Property in NRHP-listed historic district	☐	☐	☐	
Locally designated property or property in local historic district	☐	☐	☐	
Property identified in Corridor Heritage Registry as place of community importance	☐	☐	☐	
Rail-era infrastructure (bridge, tunnel, retaining wall, culvert) within project area	☐	☐	☐	
Industrial building or industrial site remnant within project area	☐	☐	☐	
Documented archaeological feature within project area	☐	☐	☐	
Documented historic easements on the site and/or directly adjacent properties	☐	☐	☐	

2. Does the project trigger federal review?				
Sub-question	Yes	Unknown	No / N/A	Source / Notes
Federal funding (FHWA, FTA, HUD, NPS, EPA, USDA, other) including federal funds allocated by state or local government	☐	☐	☐	
Federal permit required (USACE § 404, USFWS, other)	☐	☐	☐	
Federal land or facility involved	☐	☐	☐	
Federal financial assistance through state pass-through programs	☐	☐	☐	
Project falls under an existing federal environmental or NHPA Section 106 review process	☐	☐	☐	

3. Does the project trigger state or local review?				
Sub-question	Yes	Unknown	No / N/A	Source / Notes
State funding (GDOT, DCA, Georgia EPD, other) including federal funding administered by the State	☐	☐	☐	
GEPA review applicable	☐	☐	☐	
Property in City of Atlanta locally designated district	☐	☐	☐	
Certificate of Appropriateness review required	☐	☐	☐	
Beltline Overlay District requirements applicable	☐	☐	☐	
Beltline Design Review Committee review required (private SAP project)	☐	☐	☐	
Demolition permit required for structure of any age	☐	☐	☐	

4. Does the project involve documentation, salvage, or interpretation needs?				
Sub-question	Yes	Unknown	No / N/A	Source / Notes
Demolition or removal of any structure or feature, regardless of formal eligibility	☐	☐	☐	
Modification of character-defining features of a documented or potentially significant resource	☐	☐	☐	
Site work in area with potential for archaeological discovery	☐	☐	☐	
Brownfield remediation involving structural intervention or excavation	☐	☐	☐	
Project location supports interpretive content (trail amenity, kiosk, signage)	☐	☐	☐	
Salvage of rail-era hardware, masonry, or industrial elements anticipated	☐	☐	☐	

5. Does the project warrant community or partner coordination?				
Sub-question	Yes	Unknown	No / N/A	Source / Notes
Project located in a neighborhood with documented community heritage interest	☐	☐	☐	
Project area includes places identified by community partners as significant	☐	☐	☐	
Project may affect access to or visibility of a place of community importance	☐	☐	☐	
Community partner organization has expressed interest in the project area	☐	☐	☐	
Project supports community-driven interpretation or programming opportunity	☐	☐	☐	
Project area includes underrepresented histories (Black, LGBTQ+, immigrant, Indigenous)	☐	☐	☐	

Follow-up Actions

For each Yes response above, complete the corresponding action from the table below. Multiple actions may apply. Where uncertain, default to engaging the Preservation Lead function for guidance.

If you answered Yes to...	Recommended action
Question 1 (any item)	Notify the Preservation Lead function. Query the Corridor Heritage Registry for the project footprint. Engage an architectural historian or preservation engineer during scoping. Document findings in the project schedule and budget.
Question 2 (any item)	Initiate NHPA Section 106 consultation with GA SHPO during scoping. Coordinate the federal review timeline with the project schedule. Engage qualified preservation expertise for documentation, evaluation, and consultation support. Confirm that NEPA review timing accommodates NHPA Section 106 process.
Question 3 (any item)	Coordinate with the City of Atlanta UDC or relevant state agency during scoping. Initiate Certificate of Appropriateness application early enough to inform design. Confirm Beltline Design Review process is aligned with internal milestones.
Question 4 (any item)	Apply the baseline recordation approach (Section 4.1). Define salvage scope and incorporate into construction documents. Establish stop-and-assess protocol (Section 3.5) for site work with archaeological potential. Coordinate interpretive opportunities with ABI Arts and Culture.
Question 5 (any item)	Engage ABI Community Engagement to identify and contact relevant community partners. Build community partner touchpoints into project schedule. Coordinate with ABI Arts and Culture on interpretive opportunities. Reference Section 3.6 (Places of Community Importance) and Section 3.7 (Interpretation) for treatment guidance.

Decision Summary

Based on the responses above, characterize the historic and cultural resource profile of the project. Check the most applicable category. Update the summary as the project progresses and new information becomes available.

- ☐ **Category 1:** No further action required. All screening questions answered No / N/A. The project does not currently appear to involve historic or cultural resource considerations. File the completed Checklist in the project record and proceed.
- ☐ **Category 2:** Coordination needed. One or more screening questions answered Yes, but external regulatory review is not triggered (Questions 2 and 3 all No). Engage the Preservation Lead function and complete the follow-up actions corresponding to the Yes responses.
- ☐ **Category 3:** External review required. Question 2 (federal) or Question 3 (state / local) includes a Yes response. Initiate external coordination during scoping. Engage qualified preservation expertise. Build review timeline into the project schedule. Notify the Preservation Lead function.
- ☐ **Category 4:** Significant preservation scope. Multiple Yes responses across questions, particularly involving documented or eligible resources, demolition, archaeological potential, or significant community interest. Engage the Preservation Lead function and qualified preservation expertise as a core part of the project team. Plan for documentation, salvage, interpretive coordination, and community partnership activities. Reflect this scope in the project budget.

Additional notes / context:

Sign-Off and Distribution

Completed Checklist sign-off acknowledges that the screening has been performed and that follow-up actions, where applicable, have been identified. Sign-off does not constitute approval of project scope or commitment of resources beyond completion of follow-up actions.

Distribute the completed Checklist to the Preservation Lead function (where Question 1, 4, or 5 included a Yes response) and to the project file. Copy to relevant departments based on follow-up actions identified:

- ABI Planning, for projects in active subarea planning
- ABI Design and Construction, for capital projects in design
- ABI Arts and Culture, where interpretive opportunities are identified
- ABI Real Estate, for projects involving ABI-owned properties
- ABI Community Engagement, where community partner coordination is recommended
- ABI Economic Development, where financial tools or property owner coordination is anticipated
- GA SHPO, where federal review is triggered
- City of Atlanta UDC, where Certificate of Appropriateness review is triggered

When to revisit this Checklist: Revisit the Checklist if any of the following occur during the project: a change in scope that expands the project footprint or affects new resources; identification of a previously undocumented resource through field survey or community engagement; a change in funding source that introduces a new federal, state, or local review trigger; or unexpected discovery of an archaeological feature, structural element, or other resource of potential significance during construction.

Appendix B: Adaptive Reuse Toolkit

The Adaptive Reuse Toolkit consolidates financial tools, technical guidance, and procedural pathways available to support rehabilitation along the Beltline. It is designed for use at project scoping, where awareness of available resources can shape feasibility and direction. Property owners, nonprofits, small businesses, project sponsors, and ABI staff can use it to understand eligibility and next steps without needing to navigate multiple agencies independently.

The Toolkit is organized around five questions that commonly arise at the start of an adaptive reuse project. Sections can be read in sequence or referenced individually depending on the project stage. The Toolkit is one of three implementation tools described in these guidelines. For projects involving places identified by community partners as significant or those located in neighborhoods with documented community heritage interest, the Early Screening Checklist ([Appendix A](#)) and the Corridor Heritage Registry ([Section 6.2](#)) provide additional context that can inform how a rehabilitation project can engage with the community it serves.

Question	Section
Is my property listed, eligible for listing, or locally designated?	Section A
What do the Secretary of the Interior's Standards require for rehabilitation?	Section B
What financial tools are available?	Section C
What technical considerations apply to my project?	Section D
What decisions made early most influence project outcomes?	Section E

Update schedule

The Toolkit should be reviewed and updated on an annual basis, with interim updates when significant program changes occur. Confirm current program terms with the relevant agency or a qualified advisor before making financing decisions

A Is my property listed, eligible for listing, or locally designated?

Designation status determines which financial programs a property can access, what regulatory review applies, and what treatment standards govern rehabilitation. There are three distinct categories to consider along the Beltline corridor.

National Register of Historic Places (NRHP)

The NRHP, maintained by the National Park Service, is the federal government's inventory of significant historic properties. Listing or eligibility opens access to the Federal Historic Preservation Tax Credit and supports access to the Georgia State Historic Rehabilitation Tax Credit. A property can be:

- Listed individually in the NRHP
- Determined eligible for the NRHP through formal evaluation (a formal determination of eligibility, often through NHPA Section 106 review)
- A contributing building within an NRHP-listed historic district

Where a property has not been formally evaluated, contact GA SHPO or the Preservation Lead function to clarify status before investing in design.

Georgia Register of Historic Places

Georgia maintains a state register largely parallel to the NRHP. Properties listed in the Georgia Register are eligible for the Georgia State Historic Rehabilitation Tax Credit and Preferential Property Tax Assessment programs. GA SHPO administers nominations and determinations for both the NRHP and Georgia Register.

City of Atlanta Local Historic Designation

The City of Atlanta Urban Design Commission (UDC) administers local historic district designations and landmark designations. Properties within locally designated historic districts or holding landmark status are subject to Certificate of Appropriateness (COA) review for exterior alterations, new construction, and demolition. Local designation is a prerequisite for some incentive programs and can support marketability and property values.

Relevant City-designated districts along the Beltline corridor include the West End Historic District, the Oakland City Historic District, and portions of the Grant Park and Inman Park Historic Districts, among others.

How to determine status	Contact / Resource
Check NRHP listing	NPS National Register database: www.nps.gov/subjects/nationalregister
Request formal eligibility determination	Georgia State Historic Preservation Office (GA SHPO): Historic Preservation Georgia Department of Community Affairs
Identify contributing status within a district	GA SHPO or City of Atlanta UDC
Check local historic district status	City of Atlanta Urban Design Commission: Urban Design Commission Atlanta, GA
Review prior NHPA Section 106 or survey documentation	Preservation Lead function; Corridor Heritage Registry
Identify community significance for unlisted places	Preservation Lead function; ABI Community Engagement

B What do the Secretary of the Interior's Standards require for rehabilitation?

The Secretary of the Interior's Standards for the Treatment of Historic Properties are the national benchmark for historic rehabilitation. Compliance with the Standards is required to qualify for the Federal Historic Preservation Tax Credit and the Georgia State Historic Rehabilitation Tax Credit, and the Standards are the basis for UDC Certificate of Appropriateness review within City-designated historic districts. Outside those programs and reviews, the Standards are advisory guidance rather than an obligation ABL is bound to follow. The Standards are not a checklist of prohibited actions; they are a framework for approaching treatment decisions.

The Core Principle

Rehabilitation acknowledges that historic properties require alteration or new construction to meet continuing or new uses. The Standards allow those changes while requiring that portions and features that convey the property's historical, cultural, or architectural values are preserved. The goal is a project in which the historic character of the property remains clearly legible so that a future viewer can look at and understand what is historic and what is new.

The Ten Standards

The summary table below presents the ten Standards translated into the practical implications most relevant to adaptive reuse decisions. The full formal text of all four sets of Standards (Preservation, Rehabilitation, Restoration, Reconstruction) is available through the NPS Technical Preservation Services website referenced in Section 2.5.

Standard	What it means in practice
1. Compatible new use	A new use that requires minimal change to character-defining materials, features, spaces, and spatial relationships is preferred.
2. Retain and preserve historic character	Distinctive materials should be retained, and features, spaces, and spatial relationships that characterize the property should not be altered.

Standard	What it means in practice
3. Recognize the property as a record of its time	A false sense of historical development should not be created. A building should not be made to look older or younger than it is.
4. Preserve changes that have become significant	Alterations from later periods that have acquired their own historic significance should be respected.
5. Preserve character-defining materials and features	Distinctive materials, finishes, construction techniques, and craftsmanship should be preserved.
6. Repair rather than replace	Deteriorated features should be repaired. If replacement is necessary, it should match the original in design, color, texture, and material.
7. Use gentle cleaning and treatment methods	Treatments that damage historic materials should be avoided. The gentlest means possible should be used for cleaning.
8. Protect archaeological resources	Archaeological resources should not be disturbed without proper evaluation and mitigation.
9. New work is compatible and differentiated	New additions should be compatible with the historic character but visually differentiated so old and new can be distinguished.
10. New work is reversible	Additions and new construction should be capable of removal without impairing the essential form and integrity of the historic property.

How the Standards Apply to Industrial Buildings

Most adaptive reuse projects on Beltline industrial buildings involve the following treatment decisions. The Standards guidance for each is summarized below.

- **Structural frame:** Retention of the existing structural system is preferred unless conditions make retention technically infeasible. Documenting the system and exposing it in the new design where the program allows is generally consistent with the Standards.

- **Masonry exterior:** Repair and repointing are preferred over replacement. Original mortar should be matched in composition, strength, color, and joint profile. Abrasive cleaning methods are best avoided.
- **Steel industrial windows:** Repair of existing sash is preferred over replacement. Where replacement is necessary, matching the original in profile, configuration, and finish is preferred. Replacement with non-matching aluminum storefront units is not consistent with the Standards.
- **Loading infrastructure:** Retention of loading docks, freight doors, and rail spur remnants is preferred where feasible. They are frequently character-defining and contribute to marketability.
- **New additions:** Set back from the historic building so the historic form remains primary. Differentiate new work in material or detailing while maintaining compatibility in scale and proportion.
- **Interior:** Identification of character-defining interior features (structural frame, original floor surfaces, exposed masonry, original stair cores) before programming decisions are finalized supports preservation outcomes.

Early engagement matters

NPS reviews tax credit applications in three parts. The Part 1 application, which establishes that the property is a certified historic structure, is typically submitted before design is complete. Projects that proceed through design without tax credit review sometimes find that treatment decisions made early are incompatible with the Standards and cannot be corrected without significant redesign cost. Engaging a qualified preservation architect at scoping rather than after design is substantially underway is consistently less expensive.

Where to Find Technical Guidance

The NPS Technical Preservation Services website (nps.gov/tps) provides Preservation Briefs and Interpreting the Standards bulletins that translate the ten Standards into specific treatment guidance for common building conditions. Resources directly applicable to Beltline industrial buildings include:

- Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows

- **Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character**
- **Preservation Brief 18: Rehabilitating Interiors in Historic Buildings**
- **Interpreting the Standards No. 15: Treatment of Interiors in Industrial Buildings**
- **Interpreting the Standards No. 55: Retaining Industrial Character in Historic Buildings**

C**What financial tools are available?**

Adaptive reuse frequently requires higher upfront investment than new construction. Rehabilitation costs, brownfield remediation, structural upgrades, and accessibility improvements can make projects infeasible without financial assistance. A set of federal, state, and local tools exists to bridge that gap. The tools are frequently combined on a single project; stacking multiple sources is common rather than exceptional for significant rehabilitation projects.

C.1 Summary Table

Program	Level	Benefit	Eligible Properties	Key Requirement
Federal Historic Preservation Tax Credit	Federal	20% federal income tax credit on qualified rehabilitation expenditures	NRHP-listed buildings or contributing to NRHP district; income-producing use	Rehabilitation must meet Secretary's Standards; three-part NPS / GA SHPO application
Georgia State Historic Rehabilitation Tax Credit	State	25% state income tax credit on qualified rehabilitation expenditures	NRHP or Georgia Register listed; contributing to listed district; or DCA-certified local district contributor	Rehabilitation must meet DCA Standards; NR-TIGERS application portal; annual cap applies
Preferential Property Tax Assessment (Rehabilitated Historic Property)	State	Assessed value frozen for 9 years following qualifying rehabilitation	Historic properties completing qualifying rehabilitation (50-100% value increase depending on use)	Certification through county tax assessor; minimum rehabilitation thresholds apply

Program	Level	Benefit	Eligible Properties	Key Requirement
Preferential Property Tax Assessment (Landmark Historic Property)	State	Preferential assessment for properties individually designated as landmarks	Properties designated as Landmark Historic Property under state law	Local landmark designation required
Georgia Brownfield Program	State	Regulatory certainty via Letter of Compliance; preferential property tax assessment for up to 10 years	Properties with documented contamination enrolled in Hazardous Site Reuse and Redevelopment Program	Approved remediation action plan; Georgia EPD enrollment
Historic Preservation Fund / African American Civil Rights Grants	Federal	Grants for preservation of underrepresented historic places; directed through GA SHPO	Historically significant properties associated with underrepresented communities	Competitive application; eligibility and amounts vary by funding cycle
African American Cultural Heritage Action Fund	Federal / NTHP	Grants for preservation of African American historic places	African American historic properties of documented significance	Administered by National Trust for Historic Preservation; competitive application
Community Development Block Grant (CDBG)	Federal / Local	Flexible funding for community development including historic rehabilitation	Projects meeting HUD national objectives; administered by City of Atlanta	Must meet income or community development criteria; City of Atlanta administers

Program	Level	Benefit	Eligible Properties	Key Requirement
Invest Atlanta Programs (Beltline TAD and others)	Local	Infrastructure, economic development, facade improvement, and business lending support	Properties and businesses within the Beltline Tax Allocation District redevelopment area	Program-specific eligibility; contact Invest Atlanta directly

C.2 Federal Historic Preservation Tax Credit

The Federal Historic Preservation Tax Credit provides a 20 percent federal income tax credit for qualified rehabilitation expenditures on certified historic structures used for income-producing purposes. It is the most significant federal financial tool for historic rehabilitation and has supported projects ranging from small commercial buildings to large industrial complexes.

To qualify, a property must be a certified historic structure (listed individually in the NRHP or contributing to a certified historic district) and must be used for an income-producing purpose following rehabilitation. The rehabilitation must be substantial, meaning qualified rehabilitation expenditures exceed the greater of the adjusted basis of the property or \$5,000, and must meet the Secretary of the Interior's Standards for Rehabilitation as certified by NPS.

The credit is claimed through a three-part application submitted to GA SHPO and NPS. Part 1 establishes that the property is a certified historic structure. Part 2 describes the proposed rehabilitation work and must receive NPS approval before the rehabilitation is complete. Part 3 certifies that the completed rehabilitation meets the Standards. Projects that proceed to construction before Part 2 approval risk disqualification for work that does not comply.

The credit is typically monetized through a tax credit equity partnership in which an investor provides capital in exchange for the credit. Structuring these partnerships requires a qualified tax credit advisor and typically adds 90 to 120 days to project preparation. Identifying the advisor early matters because the partnership structure affects project ownership, financing terms, and timeline.

C.3 Georgia State Historic Rehabilitation Tax Credit

Georgia's State Historic Rehabilitation Tax Credit, codified at O.C.G.A. § 48-7-29.8, provides a 25% state income tax credit for rehabilitation of certified historic structures. The credit is frequently paired with the federal credit on Beltline industrial and commercial projects, and the combined financing is commonly used to support adaptive reuse where rehabilitation costs would otherwise make the project infeasible. The program has experienced high demand, with available credits largely allocated under current limits.

House Bill 376, legislation to expand the program, passed both chambers of the General Assembly in March 2026 but was vetoed by the Governor on May 13, 2026. The bill would have doubled the annual aggregate cap on credits for certified structures (excluding historic homes) from \$30 million to \$60 million per year through 2029, adjusted the credit rate from 25% to 20% of qualified rehabilitation expenditures, increased the minimum rehabilitation expenditure threshold for non-residential properties from \$5,000 to \$25,000, and introduced enhanced incentives for projects in less populated counties. With the veto, the program continues under existing law at the current 25% rate and \$30 million annual cap. Any future expansion would require new legislation.

Eligible properties are buildings listed individually in the NRHP or Georgia Register of Historic Places, contributing to a listed historic district, or certified by DCA as contributing to a local historic district. Rehabilitation must meet DCA Standards for Rehabilitation, which are aligned with the Secretary's Standards. Applications are submitted through the NR-TIGERS portal. The credit is transferable for certified structures other than historic homes. Confirm current program terms with GA SHPO or the Georgia Department of Community Affairs before relying on specific credit amounts or caps.

C.4 Preferential Property Tax Assessment

Georgia offers two preferential property tax assessment programs for historic properties, both of which provide property tax stability in the years following a qualifying rehabilitation.

Rehabilitated Historic Property (O.C.G.A. § 48-5-7.2)

A property owner who completes a qualifying rehabilitation can freeze the property's assessed value for nine years. To qualify, the rehabilitation must have increased the fair market value of the property by at least 50 percent for non-income-producing property, 100 percent for income-producing property, or 75 percent for property that is primarily residential but partially income-producing. The preferential assessment applies to the building, the real property on which it is located, and up to two acres of surrounding property. This program can provide assessment predictability for owners undertaking substantial rehabilitation, particularly during the years following completion when stabilized occupancy and revenue are being established.

Landmark Historic Property (O.C.G.A. § 48-5-7.3)

Properties individually designated as Landmark Historic Property under state law qualify for preferential assessment at the local level. Designation is coordinated through the county tax assessor. Contact the county tax assessor or GA SHPO for current terms.

C.5 Georgia Brownfield Program

The Georgia Environmental Protection Division administers the Hazardous Site Reuse and Redevelopment Program, which provides regulatory certainty and financial incentives for remediation of contaminated properties. For Beltline industrial properties where environmental conditions are a feasibility barrier, the Brownfield Program is frequently a decisive tool.

Participating properties receive a Letter of Compliance following approved remediation, limiting future environmental liability. Properties may also qualify for preferential property tax assessment that freezes assessed value for up to ten years. Coordination between environmental remediation planning and historic rehabilitation planning is most effective when both are engaged at scoping; remediation strategies that proceed independently can create conditions incompatible with rehabilitation goals. Contact Georgia EPD's Land Protection Branch for enrollment information.

C.6 Combining Programs: A Typical Stack

A significant adaptive reuse project on a Beltline industrial building frequently draws on multiple programs simultaneously. The table below illustrates how a representative project might combine available tools.

Source	Role in Project
Federal Historic Tax Credit (20%)	Equity from tax credit investor; major share of rehabilitation financing
Georgia State Historic Tax Credit (25% current rate)	Additional equity from tax credit investor; transferable if necessary
Georgia Brownfield Program	Regulatory certainty enabling financing; property tax freeze during stabilization period
Invest Atlanta / Beltline TAD	Gap financing, infrastructure support, or facade improvement funding
CDBG (if applicable)	Additional gap financing if project meets community development objectives
Preferential Property Tax Assessment	9-year assessed value freeze following rehabilitation; supports debt service during lease-up

Every adaptive reuse project along the Beltline involves technical considerations that interact with historic preservation requirements. Identifying them early prevents costly conflicts between rehabilitation goals and project constraints. The considerations most encountered on Beltline industrial buildings are summarized below.

D.1 Structural Condition and Capacity

Industrial buildings along the Beltline typically have robust structural systems, often heavy timber, steel frame, or load-bearing masonry, designed for manufacturing or warehousing loads. These systems can frequently support new residential, commercial, or community uses without complete structural replacement. The assessment approach shapes rehabilitation costs significantly.

- Engaging a structural engineer with historic building experience at scoping, before design alternatives are developed, supports realistic cost estimating. An engineer familiar with historic structural systems can identify which members can be retained and strengthened, which require replacement in-kind, and which can be modified to support a new use.
- Design assumptions that require removing character-defining structural elements before a condition assessment has been completed are best avoided. Programming decisions that assume a clean structural slate can foreclose preservation outcomes and credit eligibility.
- Documenting existing structural members as a baseline supports tax credit applications, establishes a record for future maintenance, and can serve interpretive purposes. Photographic and measured documentation are typically sufficient for these purposes.

D.2 Building Envelope

Masonry walls, steel industrial windows, and roofing are the most common envelope conditions on Beltline industrial buildings. Treatment decisions on these elements directly affect Standards compliance and credit eligibility.

- Masonry walls: Mortar condition should be assessed before specifying repairs. Repointing with mortar harder than the historic masonry can accelerate deterioration. Preservation Brief 2 provides detailed guidance on mortar analysis, mix specification, and joint profile matching. Power washing or

abrasive cleaning should be avoided; Preservation Brief 1 and Preservation Brief 6 describe appropriate cleaning methods.

- Steel industrial windows: Existing steel sash is frequently repairable at lower life-cycle cost than replacement. Preservation Brief 13 addresses repair options. Where replacement is necessary to meet thermal performance requirements, matching the original in profile, configuration, sightline pattern, and finish is preferred. Non-matching storefront systems are not consistent with the Standards and will not be approved in tax credit review.
- Roofing: Original roof materials are rarely retained in industrial rehabilitation. NPS allows replacement of roofing with materials that match the historic material in color and texture where the original is not visible from grade. Rooftop mechanical equipment should be located so it is not visible from primary public vantage points.

D.3 Life Safety and Accessibility

Code compliance for life safety and accessibility is required regardless of historic status. The Standards do not exempt historic buildings from code compliance. Instead, they provide a framework for achieving compliance in ways that minimize impact on historic character. Several specific considerations apply:

- The International Building Code and International Existing Building Code contain provisions for historic buildings that allow alternative compliance paths where full compliance would threaten a property's historic character. Engaging the building department early to discuss these alternatives is recommended.
- ADA accessibility requirements apply. Access improvements are typically achievable without removing character-defining features; ramp placement, lift locations, and accessible route design can often be configured to use secondary openings rather than primary character-defining entries. Engaging an accessibility consultant familiar with historic buildings at scoping is recommended.
- Sprinkler systems required by code are typically installed without significant impact to historic character when engaged early. Routing exposed piping through historic spaces consistent with the building's industrial aesthetic is often an appropriate treatment.

D.4 Environmental Conditions

Industrial properties along the Beltline frequently present environmental conditions requiring evaluation and remediation. Common conditions include petroleum products from former heating systems, solvents from manufacturing or cleaning operations, lead-based paint on structural steel and interior surfaces, and asbestos-containing materials in insulation, flooring, and roofing. Environmental assessment and remediation planning are most effective when conducted in parallel with historic preservation planning from the earliest project stage. Remediation strategies that involve soil removal, structural intervention, or building envelope demolition can conflict with preservation goals if not coordinated early.

- Phase I Environmental Site Assessment: Required by most lenders and insurers at acquisition. Identifies recognized environmental conditions requiring further evaluation.
- Phase II Assessment: Sampling and laboratory analysis to characterize conditions identified in Phase I. Results inform remediation scope and cost.
- Georgia Brownfield Program: Enrollment limits future environmental liability and provides property tax benefits. See Section C.5.
- Lead and asbestos: Abatement is regulated under OSHA and EPA requirements. Scope of abatement affects rehabilitation cost and schedule. Identifying locations of lead-based paint and asbestos-containing materials early supports planning; NPS requires that hazardous material abatement not damage historic materials.

D.5 Mechanical, Electrical, and Plumbing Systems

Industrial buildings typically lack the mechanical, electrical, and plumbing infrastructure required for residential, commercial, or community uses. Installing new systems in historic buildings requires routing decisions that can affect historic fabric. General principles include:

- New systems are best routed through non-character-defining spaces and surfaces where possible. Mechanical rooms, service corridors, and secondary spaces are preferred locations.
- Where systems must be routed through character-defining spaces, exposed installation consistent with the building's industrial aesthetic is frequently an appropriate treatment and preferred over concealment that damages historic fabric.

- Cutting through historic masonry walls or structural members for mechanical chases is best avoided where alternative routing is feasible.
- Energy upgrades are achievable in historic buildings without compromising the Standards. Interior-mounted insulation, high-performance glazing in existing sash, and upgraded mechanical systems can substantially improve energy performance while retaining historic character.

E**What early decisions most influence project outcomes?**

Adaptive reuse projects on Beltline properties follow a sequence of decisions that build on one another. Decisions made early, at acquisition and scoping, create the conditions under which design, financing, and construction proceed. Decisions made after design is substantially complete are frequently more expensive to correct and sometimes cannot be corrected at all. The sequence below identifies the stages at which preservation considerations most effectively enter the process.

Step	Stage	Key Actions
1	Pre-acquisition / due diligence	• Confirm designation status (NRHP, Georgia Register, local designation) • Identify character-defining features through site visit and available documentation • Commission Phase I Environmental Site Assessment • Contact Preservation Lead function to review Corridor Heritage Registry • Identify applicable financial tools and assess preliminary feasibility • Confirm whether federal or state review triggers apply
2	Scoping and programming	• Engage preservation architect and structural engineer with historic building experience • Commission Phase II Environmental Assessment if Phase I identifies conditions • Develop program that tests against character-defining features rather than assuming a clean slate • Initiate Part 1 tax credit application if pursuing federal or state credits • Engage tax credit equity advisor to identify investor and structure partnership • Enroll in Georgia Brownfield Program if contamination is present • Identify Invest Atlanta and other local financial tools applicable to project

Step	Stage	Key Actions
3	Schematic design	• Submit Part 2 tax credit application (Federal and / or State) before construction begins • Coordinate with GA SHPO on Standards compliance for proposed scope • Coordinate with City of Atlanta UDC if project is within a local historic district • Confirm accessibility compliance approach with building department • Establish salvage plan for any character-defining features that cannot be retained in place
4	Construction documents	• Specify mortar mixes, cleaning methods, and window treatment consistent with Preservation Briefs • Incorporate stop-and-assess protocol for unexpected discoveries • Include salvage and documentation expectations in construction contracts • Confirm lead and asbestos abatement scope and schedule
5	Construction	• Implement stop-and-assess protocol when unexpected historic features are exposed • Document construction progress for Part 3 tax credit application • Engage preservation architect for construction administration review on critical scopes
6	Project closeout	• Submit Part 3 tax credit application (Federal and / or State) • File documentation in Corridor Heritage Registry with Preservation Lead function • Apply for Preferential Property Tax Assessment with county tax assessor • Confirm Letter of Compliance with Georgia EPD if enrolled in Brownfield Program

Corridor Precedents

Several completed projects along the Beltline demonstrate that adaptive reuse can anchor corridor identity while leveraging available financial tools. These examples illustrate that rehabilitation cost challenges are not unique to any one property.

Project	Property Type	Tools Used / Approach
Ponce City Market	Former Sears, Roebuck and Co. warehouse (NRHP-listed)	Federal and state historic tax credits; mixed retail, office, and residential program; landmark anchor of the Eastside Trail
Krog Street Market	Former industrial complex	Adaptive reuse of industrial character retained as program asset; food hall and market format
Lee + White	Murphy Avenue warehouse district	Industrial rehabilitation with tenant mix of food, beverage, and retail; retention of loading docks and industrial character
Pittsburgh Yards	Former industrial site (Southwest Atlanta)	Brownfield remediation paired with adaptive reuse; small business development and workforce training as program; federal and local financing stack
Murphy Crossing (planned)	Former Georgia State Farmers Market (NRHP-eligible)	Phase 1 planned to include adaptive reuse of Archives Building and Curved Brick Building; mixed-use redevelopment; I-MIX rezoning

Key Contacts and Resources

Organization	Role	Contact
Preservation Lead function	Internal coordination; Corridor Heritage Registry; Early Screening Checklist review; introduction to programs and advisors	Contact ABI Planning department
ABI Economic Development	Incentive workshop coordination; community grant programs; Invest Atlanta introductions	Contact ABI Economic Development department
Georgia State Historic Preservation Office (GA SHPO)	NRHP and Georgia Register nominations; state tax credit review; NHPA Section 106 coordination	dca.georgia.gov/community-assistance/historic-preservation
National Park Service, Technical Preservation Services	Federal tax credit review; Preservation Briefs and technical guidance	nps.gov/tps
City of Atlanta Urban Design Commission (UDC)	Certificate of Appropriateness review; local historic district and landmark designation	Urban Design Commission Atlanta, GA
Invest Atlanta	Beltline TAD programs; economic development lending; facade improvement programs	investatlanta.com
Georgia Environmental Protection Division (EPD), Land Protection Branch	Brownfield Program enrollment; Letters of Compliance	epd.georgia.gov

Organization	Role	Contact
Georgia Trust for Historic Preservation	Places in Peril; Revolving Fund; technical assistance	georgiatruster.org
Atlanta Preservation Center	Technical assistance; advocacy; educational programs	preserveatlanta.com
National Trust for Historic Preservation	African American Cultural Heritage Action Fund; preservation advocacy and resources	savingplaces.org
Easements Atlanta	Technical assistance; support eligible property owners with potential preservation tax benefits	Easementsatlanta.org

About this Toolkit

This Toolkit is Appendix B to the Atlanta Beltline Historic and Cultural Resource Guidelines (Deliverable 3). It should be reviewed and updated on an annual basis by ABI Economic Development in coordination with the Preservation Lead function and on-call historic preservation subject matter expertise as needed, with interim updates when significant program changes occur. Last updated: June 2026. Prepared by Johnson, Mirmiran & Thompson (JMT) for Atlanta Beltline, Inc.

Appendix C: ABI-Owned Properties and Known Preservation Status

This appendix summarizes ABI-owned properties identified through the Deliverable 1 Asset Inventory and related project documentation. The table identifies each property's location, general property type, local landmark status, and known National Register status where available. It is intended as a reference for applying the treatment guidance in this document, completing the Early Screening Checklist in Appendix A, and establishing the Corridor Heritage Registry described in [Section 6.2](#).

Inclusion in this table does not create a regulatory designation or formal eligibility determination. National Register and local landmark statuses should be confirmed through GA SHPO, the City of Atlanta Urban Design Commission, or applicable project records before project decisions are finalized.

Rows shaded in yellow indicate properties where Certificate of Appropriateness review by the City of Atlanta Urban Design Commission or NHPA Section 106 consultation with GA SHPO may be triggered by proposed work. Confirm applicable review requirements with the Preservation Lead function before project decisions are finalized.

Property Name	Location	Description	Local Landmark Status	National Register Status	Notes
Murphy Crossing	1050 Murphy Avenue	Former Georgia State Farmers Market; industrial complex		NRHP Eligible as a locally significant historic district; Criterion A (Agriculture and Commerce); period of significance 1941–1959	Phase 1 redevelopment underway, with adaptive reuse of Archives Building and Curved Brick Building permitted and out to bid; NHPA Section 106 applies to federally funded work
RDA	1385 Ralph D Abernathy Boulevard	Trail access point		Non-contributing to eligible Westview Historic District	No current historic constraints
Eden Ave	872 Eden Avenue	Vacant lot			No current historic constraints
Allene Ave	1055 Allene Avenue	Vacant lot	Within Adair Park Historic District	Non-contributing to Adair Park Historic District	Within locally designated historic district; COA review required for new construction or development on vacant parcel
Capitol Ave	1255 Capitol Avenue	Trail access point			No current historic constraints

Property Name	Location	Description	Local Landmark Status	National Register Status	Notes
Milton Ave	95 Milton Avenue	Industrial warehouse		Previously determined not eligible	Demolition permitted and out to bid; baseline recordation approach in Section 4.1 applies in advance of demolition
350 Chappell Rd	350 Chappell Road	Vacant lot			No current historic constraints
Garson	579 Garson Drive	Vacant lot			No current historic constraints
425 Chappell Rd	425 Chappell Road	Industrial site remains		Recommended not eligible (2025)	Industrial remnants present; stop-and-assess protocol applies to ground disturbance
Washington Manor	Washington Manor	Vacant lot	Within Washington Park Landmark District	Non-contributing to Washington Park Historic District	Within locally designated landmark district; COA review required for new construction or development on vacant parcel

Property Name	Location	Description	Local Landmark Status	National Register Status	Notes
Avon Site	1150 Murphy Avenue	Industrial site		Potentially individually eligible (GA SHPO, 2016); no formal determination	Formal eligibility determination recommended before project decisions are finalized; adjacent to Murphy Crossing
English Ave	1388 English Avenue	Trail access point			No current historic constraints
Conway	1400 Conway Place	Vacant lot			No current historic constraints
Beecher Rd	2039 Beecher Road	Vacant lot			No current historic constraints
Memorial Dr	890 Memorial Drive, Unit A	Office space within Triumph Lofts		Previously determined not eligible	Modern adaptive reuse; no current historic constraints

Property Name	Location	Description	Local Landmark Status	National Register Status	Notes
University Ave	356 University Ave	Vacant lot			No current historic constraints
Virginia Place	2193 Virginia Place	Trail access point		Non-contributing to eligible Peachtree Hills Historic District	No current historic constraints
Boyd Ave	1352 Boyd Avenue	Trail access point			No current historic constraints
Brock Properties	0 Fairmount Avenue	Trail access point			No current historic constraints
Culpepper St	0 English Street	NW Trail Segment 5			No current historic constraints
Bennett St	SW intersection of Peachtree Road NW and Bennett Street NW	Warehouse district; recently acquired parcels		Previously determined not eligible	Buildings vacant; demolition for trail construction permitted and out to bid; baseline recordation approach in Section 4.1 applies in advance of demolition

