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 ABI 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

D What technical considerations apply to my project?

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	georgiatrust.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
Easement 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.