

1 **A RESOLUTION TO APPROVE A GRANT FROM FUNDS PREVIOUSLY SET ASIDE**
2 **TO CREATE ECONOMIC OPPORTUNITY AND SUPPORT LOCAL SMALL**
3 **BUSINESSES; TO AID IN THE RESTORATION AND PRESERVATION OF HISTORIC**
4 **DOWNTOWN ATLANTA STOREFRONTS; AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
7 importance of creating economic opportunity, supporting small business, and preserving
8 historic landmarks as key components of downtown revitalization; and

9 **WHEREAS**, the Fulton County Board of Commissioners recognizes that a thriving
10 and safe downtown benefits the entire metro region; and

11 **WHEREAS**, the Atlanta Preservation Center, Inc. has partnered with TriBridge
12 Residential, owner of the Muses Lofts and adjacent retail buildings, to restore and
13 preserve the historic retail commercial storefront facades located at 50-70 Peachtree
14 Street NE in Downtown Atlanta; and

15 **WHEREAS**, the project will include improvements to all seven retail storefronts
16 that make up this block of Peachtree Street between Walton Street and Poplar Street,
17 preserving their historic character, preparing vacant units for occupancy, and enhancing
18 units already occupied by local small businesses; and

19 **WHEREAS**, two of the vacant storefronts, located at 50 Peachtree Street NE and
20 66 Peachtree Street NE, are of special historic significance and will receive additional
21 improvements and restoration; and

22 **WHEREAS**, 66 Peachtree Street NE was the site of The Crystal Palace, the
23 flagship of three barber shops owned and operated by notable Black businessman Alonzo
24 Herndon, which opened in 1902 and operated at the site until 1972; and

25 **WHEREAS**, 50 Peachtree Street NE was the flagship department store of the
26 George Muse Clothing Company, built in 1912 and expanded in 1920, with the upper

1 floors now serving as loft-style residences and the main floor including the Peachtree
2 storefront, a Broad Street storefront, and the residential lobby; and

3 **WHEREAS**, the total project budget is \$557,200, including \$200,000 from the
4 Westside TAD Downtown Façade Improvement Grant Fund and \$357,200 in owner
5 equity; and

6 **WHEREAS**, the Fulton County portion of the Westside TAD funding for this project
7 is \$50,000, or approximately 9.0% of the total investment; and

8 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as
9 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010
10 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of
11 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax
12 increment to fund the Westside TAD through December 31, 2038; and

13 **WHEREAS**, the County Resolution requires that projects financed after December
14 31, 2018, with Fulton County property tax increment generated within the geographical
15 boundaries of the Westside TAD shall be subject to approval by Fulton County; and

16 **WHEREAS**, the Fulton County Board of Commissioners recognizes that one of the
17 highest and best uses of tax increment dollars contributed to the Westside TAD is to fund
18 projects that create economic opportunity, support small business, and preserve
19 historically significant sites, while catalyzing private investment and growing the tax base.

20 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of
21 Commissioners hereby consents to the use of \$50,000 of its Westside TAD tax increment
22 dollars to be granted to the Atlanta Preservation Center, Inc. to aid in the restoration and

1 preservation of the historic retail commercial storefront facades at the Muses Lofts located
2 at 50-70 Peachtree Street NE in Downtown Atlanta as described herein.

3 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
4 Georgia, this ____th day of ____ 2026.

5
6
7
8 **FULTON COUNTY**
9 **BOARD OF COMMISSIONERS**

10
11 **Sponsored by:**

12
13
14 _____
15 Dana Barrett, Commissioner
16 (District 3)

17
18 **ATTEST:**

19
20
21 _____
22 Tonya R. Grier,
23 Clerk to the Commission
24

25
26 **APPROVED AS TO FORM:**

27
28
29 _____
30 Y. Soo Jo, County Attorney
31

Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds

SUMMARY To authorize the release of an amount not to exceed \$50,000 of the Fulton County increment set aside in the Westside TAD Downtown Façade Improvement Grant Fund to aid in the restoration and preservation of historic retail commercial storefront facades at the Muses Lofts located in Downtown Atlanta.

FUNDING SOURCE Westside TAD

LOCATION 50-70 Peachtree St NE, Atlanta, GA 30303
Council District: 4 **NPU:** M **APS District:** 3
Fulton County District: 4

TIMELINE 4 months

TYPE Façade Improvement & Historic Preservation

DEVELOPER Atlanta Preservation Center, Inc.

DESCRIPTION The Atlanta Preservation Center has partnered with TriBridge Residential, owner of the Muses Lofts and adjacent retail buildings, to restore the façades of seven (7) historic storefronts along Peachtree Street between Walton and Poplar Streets. The project will preserve the historic character of these storefronts, prepare vacant units for occupancy, and enhance the units already occupied by local small businesses.

The project will include basic improvements to the storefronts. Two of the vacant storefronts, 66 and 50 Peachtree St., are of special historic significance and will receive additional improvements and restoration. 66 Peachtree was the site of The Crystal Palace, the flagship of three barber shops owned and operated by notable

Black businessman Alonzo Herndon. Opened in 1902, the Crystal Palace operated at the site until 1972. 50 Peachtree was the flagship department store of the George Muse Clothing Company. Built in 1912 and expanded in 1920, the upper floors are now loft-style residences, while the main floor includes the Peachtree storefront, a Broad street storefront, and the residential lobby.

Development budget

Sources

WTAD DFIG Fund	\$200,000
Owner Equity	\$357,200
Total Sources	\$557,200

Uses

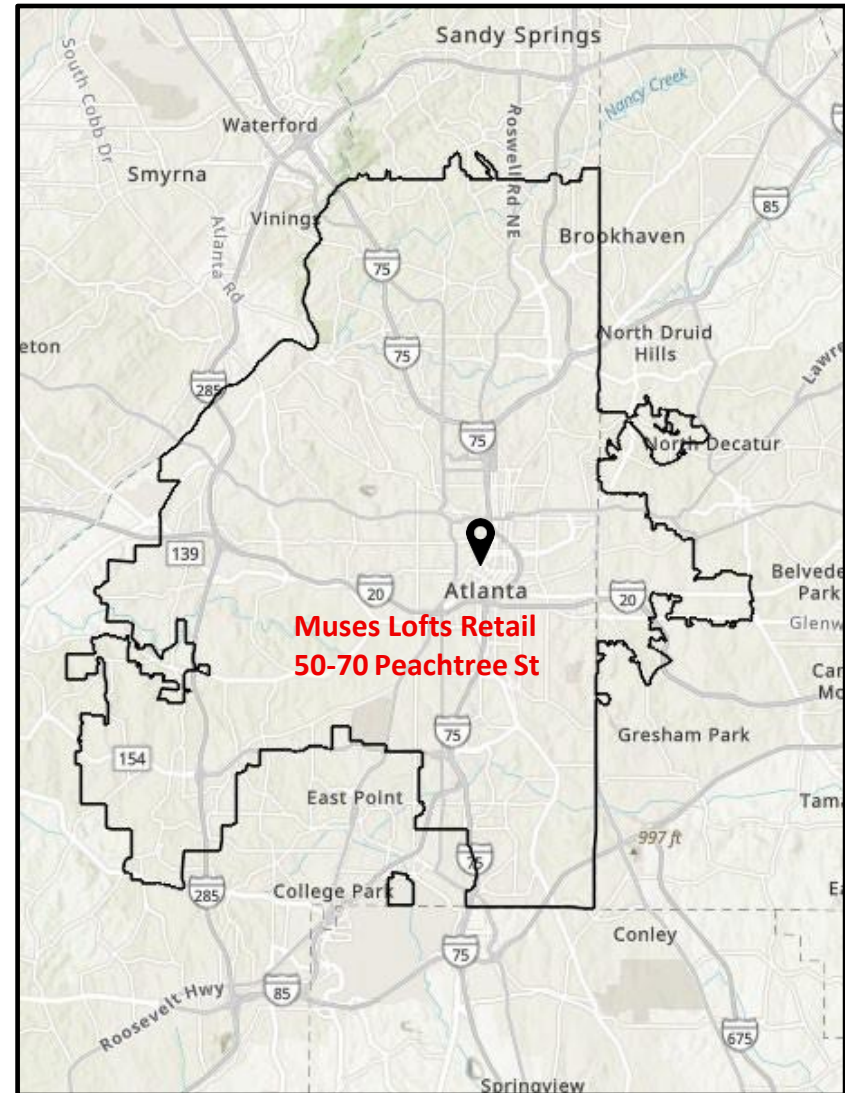
Storefront Façade Restoration	\$300,000
Interior Improvements & TI	\$257,200
Total Uses	\$557,200

COMMUNITY BENEFITS

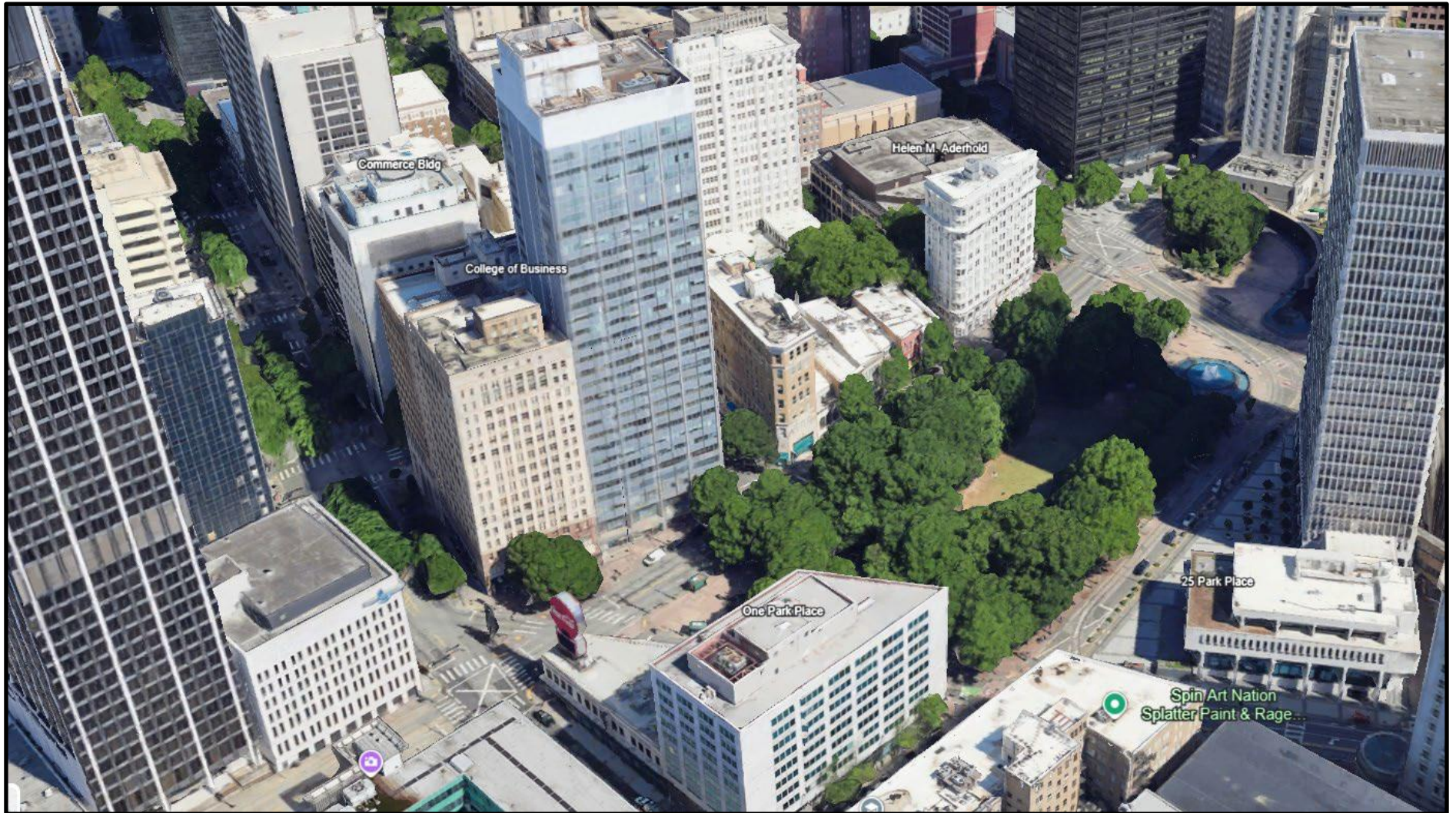
- Preserves and restores historically significant storefronts along Downtown Atlanta's Peachtree Street corridor.
- Supports existing local small businesses and revitalizes two historically significant vacant storefronts.

Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds

PROJECT LOCATION MAP



Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds

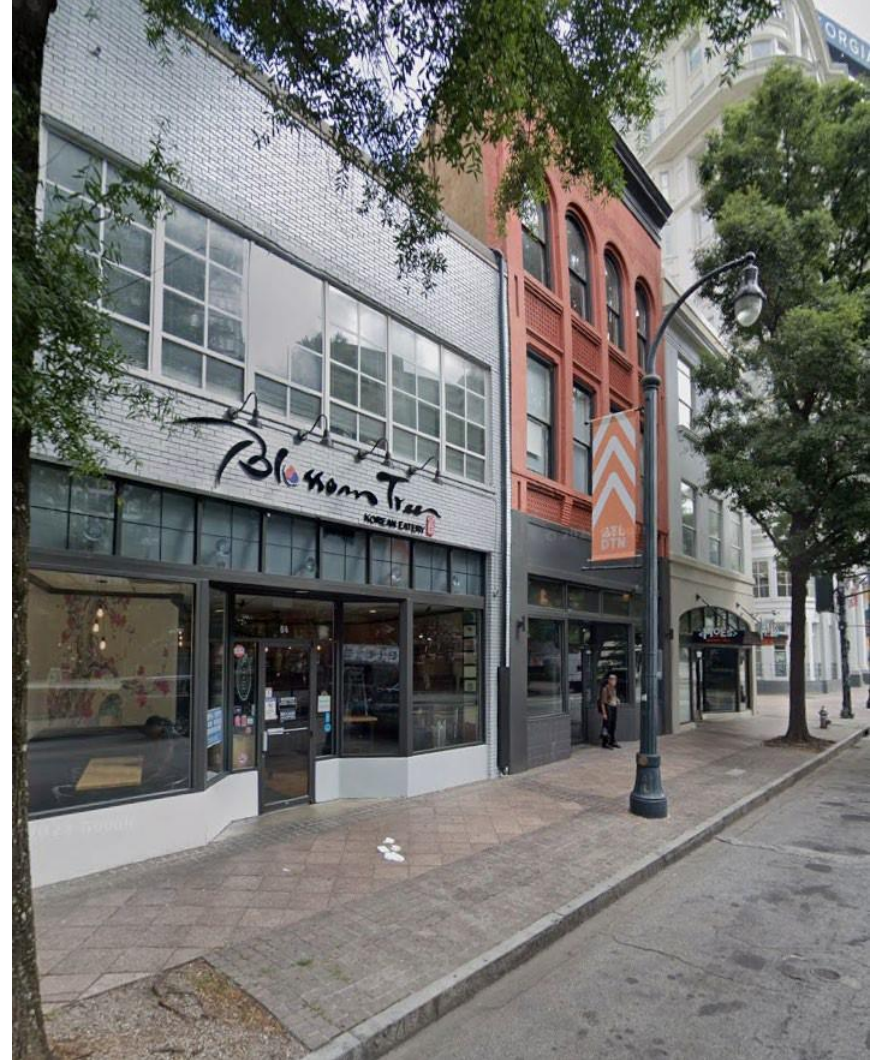


Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds

EXISTING SITE PHOTOS



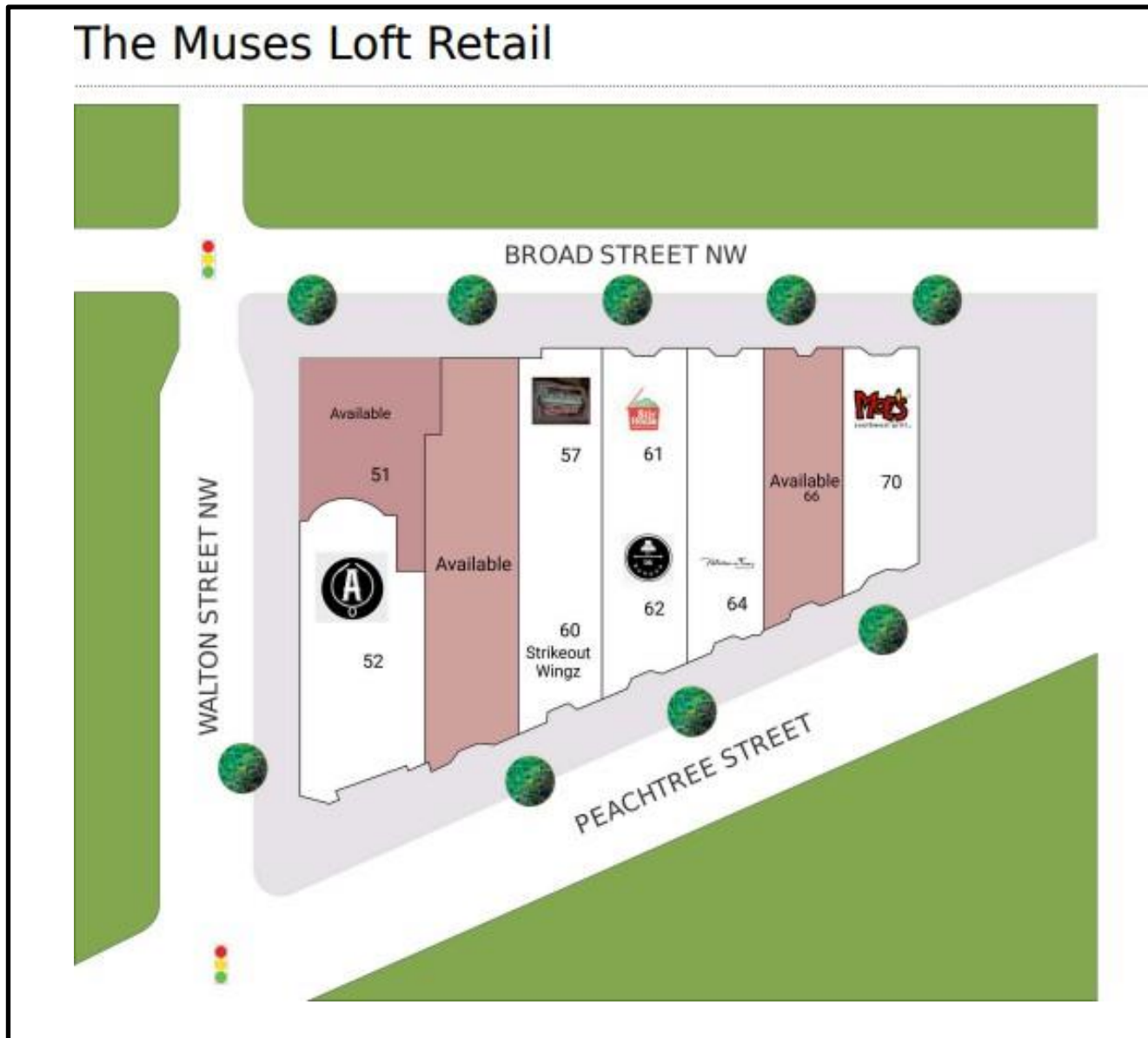
Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds



Muses Lofts – Historic Preservation

50-70 Peachtree St NE - Fulton County District 4

Approval to Release Fulton County Portion of Westside TAD Funds



Muses Lofts – Historic Preservation
50-70 Peachtree St NE - Fulton County District 4
Approval to Release Fulton County Portion of Westside TAD Funds

The Largest and Finest Barber Shop in the World



**25 CHAIRS
20 BATHS**
The Finest and Largest
BARBER SHOP
In the World



A. P. HERNDON
Proprietor of
HERNDON'S
BARBER SHOPS



General View of Shop at 1 North Broad Street

HERNDON'S BARBER SHOPS

ANYONE who can "pull" a razor without cutting a person's throat can OPEN a barber shop. It is the man who "knows how" to CONDUCT a barber shop that keeps his place open. Herndon's Barber Shops in Atlanta have stood this test.

The conduct of a barber shop is a matter of cleanliness and workmanship.

Utensils are kept clean and sharp the whole week. Herndon's shops are conducted on strictly sanitary lines. Every barber changes his shirt twice each day. Every barber sterilizes his hands four times a day in a medicinal solution. Every towel, razor, comb, brush and shaving brush is sterilized before and after using.

Compoth, calculated to kill any possible germ, are used in washing the faces in Herndon's Barber Shops. Patrons are required to clean all faces and shaves twice daily.

These are the reasons why Herndon's Barber Shops are known the country over as the finest establishments of their kind in the nation.



General View of Shop at 100 North Pryor Street

HERNDON'S BARBER SHOPS
66 Peachtree Street 7 North Broad Street 100 North Pryor Street