Historic Preservation Commission Training
What is Historic Preservation?

• National Park Service: “Historic Preservation is a conversation with our past about our future. Our nation’s history has many facets, and historic preservation helps tell these stories.

• Wikipedia: “Historic Preservation is an endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, and other artifacts of historical significance.”

• National Trust for Historic Preservation: “Preservation is about protecting the places that matter to each of us. We want our children to know these places. We want them to stand as beacons for us and for those that come after us – to tell our stories and the stories of our communities.”
Historic Preservation Framework

HPD (SHPO)

Local HPCs

National Parks Service

Historical Societies

Georgia Trust for HP

GAPC

National Trust for HP

NAPC
National Historic Preservation Act (1966)

• Established:
  • A SHPO in each state
  • The National Register of Historic Places
  • Section 106 Review
  • Advisory Council on Historic Preservation

• Later Amendments:
  • Historic Preservation Fund Grants
  • Certified Local Government Program
Who We Are

• A Division of the Georgia Department of Natural Resources, we are the Georgia State Historic Preservation Office, known as HPD

• 30+ dedicated staff with academic backgrounds and professional expertise in Archaeology, Architecture, History, Historic Preservation, Planning, Education, Geography and other related academic fields

• Federally funded by the National Park Service, through revenue generated by off-shore oil leases

• Matching budget appropriations from the Georgia State Legislature
Our Mission

Our Mission is to promote the preservation and use of historic places for a better Georgia.
What We Do

• Carry out all federal and state mandated historic preservation activities

• Provide preservation education, training, and local technical assistance, and statewide support

• The home of the State Archaeology program and the State Archaeologist
The National Register of Historic Places

• Nation’s official list of historic properties that are worthy of preservation

• Eligible properties must retain a large degree of historic integrity and meet at least one of the federally-established criteria

• Does not place restrictions on the use, treatment, transfer, or disposition of private property
Tax Incentives

Federal Rehabilitation Investment Tax Credit – 20% Credit over 4 Years

State Income Tax Credit for Rehabilitated Historic Property* - 25% Credit

State Preferential Property Tax Assessment for Rehabilitated Historic Property – 8.5 Year Freeze
Historic Resource Surveys are the first step in preservation planning.

Surveys should be completed according to the Georgia Historic Resources Survey Manual.

Individual surveys should be part of a larger, comprehensive planning process and should support other city functions.

Completed at least once every 10 years.

Capture information on all resources 40 years of age and older, regardless of integrity.
When was your community’s last survey?

- Eatonton – 2014
- Griffin – 1985
- Jefferson – 2003
- Madison – 2008
- McIntosh County – In Progress
- Milledgeville – 1997, 2010
- Ocilla – 1980
- Savannah – In Progress
- St. Mary’s – 2001
- Tifton – 1999
- Tybee Island – 2016
- West Point – 1992
Certified Local Government Program

- Partnership program between the local government, HPD, and the National Park Service
- Opportunities for technical assistance in historic preservation
- Certified Local Governments are eligible for preservation grants from HPD
- With 99* CLGs, Georgia has the largest program in the county.
Federal Program Requirements:

1. Establish Historic Preservation Commission

2. Enforce State and Local Legislation for Designation and Protection of Historic Properties

3. Maintain a System for Survey and Inventory

4. Provide for Public Participation
Certified Local Government Program Requirements

Additional State Program Requirements:

1. City Staff Contact
2. Commission Training
3. Evaluation
4. Commission or Ordinance Changes
CLG Grants

• 60% HPF, 40% CLG

• Funds historic resources survey, preservation planning, outreach & education, pre-development, or development

• Must have completed a survey within the past 10 years to be eligible for any project type other than survey
2018 Grants

- **City of Augusta** — $15,000
  - Historic structures report for Trinity CME Church
- **City of Hogansville** — $20,000
  - Roof repair for Royal Theater
- **City of Richmond Hill** — $10,029
  - Historic Resource Survey
- **City of Savannah** — $21,000
  - Historic Resources Survey
- **City of Tybee Island** — $6,120
  - Design Guidelines
- **City of Washington** — $8,200
  - Historic Resource Survey
- **McIntosh County** — $15,000
  - Historic Resources Survey
Georgia Historic Preservation Act (1980)

State enabling legislation that outlines a uniform procedure to establish local Historic Preservation Commissions
Historic Preservation Ordinances

• Establishes the Historic Preservation Commission

• Defines the duties and authorities of the historic preservation commission

• Defines the process for creating and regulating historic districts
Historic Preservation Commission Authorities

- Conduct Educational Activities
- Prepare and maintain inventory of historic properties
- Recommend designation of properties or districts
- Review COAs
- Investigate & study HP matters
- Seek funding and grants
- Consult HP experts
- Accept donations, grants, fund, and gifts of property
Outreach Examples

• Walking Tours
• Speaker Series
• Volunteer Days
• Preservation Month
• Partnerships
  • DDA, Main Street, Non-Profits
• Workshops
• Welcome to the City
• Newsletters
• Social Media Presence
• Customer Service
Local Historic Districts

A local historic district is a geographically definable area, which contains buildings, structures, sites, objects, and landscape features, which:

1. Retain a special character or special historic/aesthetic interest;
2. Representative of one or more periods, styles, or types of architecture typical to the city, county, region, or state; and
3. Constitute a visible perceptual section of the city/county.
Material Change in Appearance

Means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a local historic district.
Benefits of Local Historic Districts

• Protect Investments
• Better Design
• Help the Environment
• Sense of Place
• Heritage Tourism
• Business Recruitment
• Social and Psychological Benefits

“Old ideas can sometimes use new buildings. New ideas must use old buildings”

– Jane Jacobs, The Death and Life of Great American Cities
Creating Boundaries

• Historical Factors
  • Growth patterns

• Visual Factors
  • Topography, gateways, entrances, vistas

• Physical Factors
  • Railroads, highways, expressways
  • Urban spaces
  • Rivers, natural features

• Surveyed Lines
  • Legal boundary lines, property lines, streets, rights-of-way

• Political Considerations
Boundary Considerations

• Mix of Contributing/Non-Contributing -- at least 51% contributing

• Inclusion of historically vacant lots

• Can be different boundary than NR nomination

• No donuts, islands, or spot zoning

• No owner-consent clause
To be considered contributing, the resource be at least 50 years old and should retain the majority of its integrities:

1. Location
   • Has not been moved, or was moved more than 50 years ago
2. Design
   • Form, plan, space, structure, style
3. Setting
   • Surrounding environment
4. Materials
   • Replacement windows, vinyl siding, etc.
5. Workmanship
   • Physical evidence of craft – what makes building unique
6. Feeling
   • Sense of place
7. Association
   • Direct link between property & its significance
Certificates of Appropriateness

• Required for any material change in appearance to a designated historic resource

• HPC should review COA application according to the design guidelines established for the local historic district
**Design Guidelines**

*Design guidelines* are an illustrated manual which the HPC uses to interpret the preservation standards in the ordinance. Guidelines guide the applicants work and the commissions decisions.
Quick Tips for Design Review

1. Post COA application easily accessible on city website.

2. Create a section in design guidelines that spells out the review process for residents.
   - Timeline, application components, appeals, etc.

3. Must act on COA applications within 45-days or they are automatically approved – so HPC must be meeting regularly!

4. Widely distribute design guidelines.

5. HPCs are not the preservation police. Leave the code enforcement to the pros!

6. You will be appealed at some point. It’s okay! Don’t take it personally.
Please Stay in Touch!

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THANK YOU!

@GeorgiaSHPO

Preservation Posts
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