Historic Preservation Commission Training

Sarah Rogers, Georgia Historic Preservation Division
Joseph Smith, AIA
Ken Kocher, City of Madison
Jordan Shoemaker, Northeast Georgia Regional Commission
Beth Laughinghouse, City of Jefferson
Elizabeth Elliott, City of Washington
Today’s Speakers

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HPD Mission Statement

Our Mission is to promote the preservation and use of historic places for a better Georgia.
A Division of the Georgia Department of Natural Resources, we are the Georgia State Historic Preservation Office, known as HPD.

25+ 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.
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

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

State Preferential Property Tax Assessment for Rehabilitated Historic Property – 8.5 Year Freeze
Certified Local Government Program

- Partnership program between the local government, HPD, and the National Park Service
- Opportunities for technical assistance
- Certified Local Governments are eligible for preservation grants from HPD
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
• Establishes the Historic Preservation Ordinance

• Defines the duties and authorities of the historic preservation commission

• Defines the process for creating and regulating historic districts
Commission Requirements

1. Must have at least 3 commission members appointed by Mayor

2. Members must be residents of the jurisdiction

3. Majority of members must have demonstrated interest or experience in preservation, architecture, history, planning or related field

4. Commission terms are 3 years
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
Certificates of Appropriateness

- Required for any material change in appearance to a designated historic resource
- HPC should have defined application requirements and process for submitting
  - Easy access on city website!
- HPC should review COA application according to the design guidelines established for the local historic district
- HPC will approve, approve with conditions, or deny a COA application within 45 days of submission
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