

Can you get what you want out of Historic Preservation? Reasons and Results for Designating a Local Historic District



Mission Statement

Promote the preservation and use of historic places for a better Georgia



Raise Awareness

Increase Engagement

Instill Conservation Ethic

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Who We Are



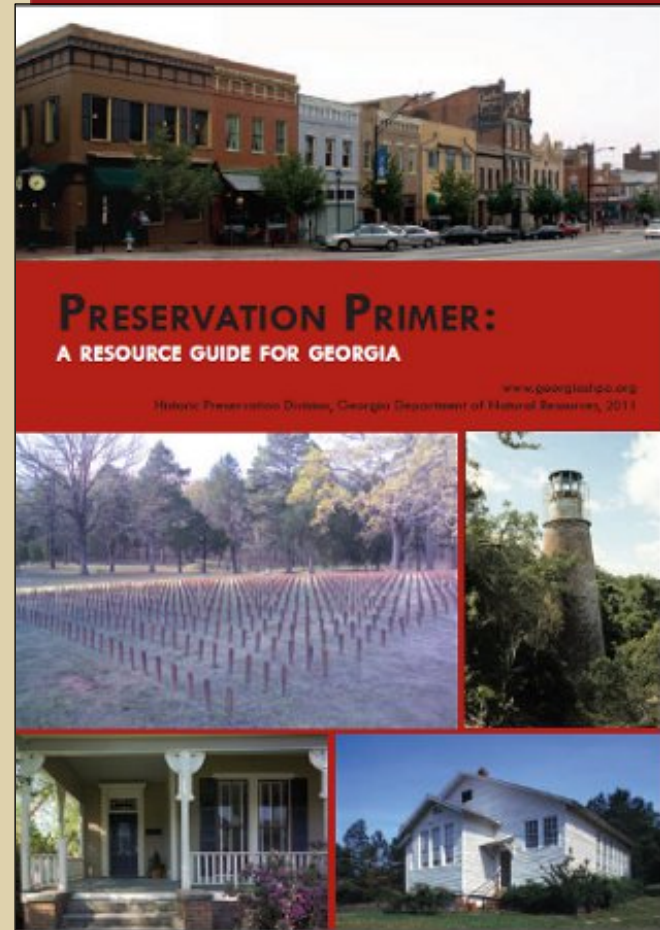
- A group of twenty -five plus professionals with education and a professional background in historic preservation, archaeology, planning, geography, architecture, architectural history, history, and landscape architecture
- Every state has a historic preservation office and in Georgia it is the Georgia Historic Preservation Division, or sometimes known as HPD

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Why Preserve?

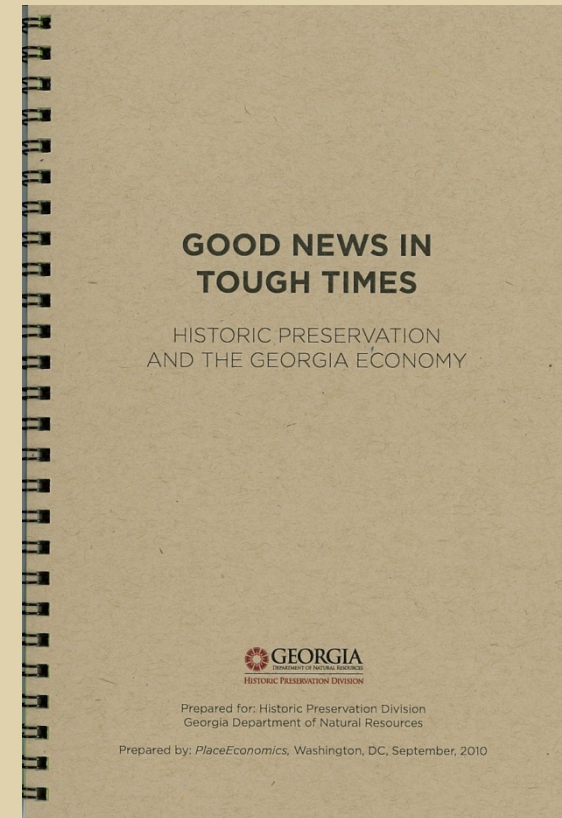
Historic buildings, structures, and sites are tangible evidence of our shared history and bring that history to life in ways that no written or audiovisual materials ever could. Historic preservation will preserve your community's character and help maintain its sense of place.

- Historic preservation will help your community plan and manage change while preserving its historic and cultural resources (*often called “smart growth”*)
- Historic preservation is “green” and environmentally sustainable
- Historic preservation will generate economic development



Benefits of Local Historic Districts

- Historic Preservation is a proven effective tool for generating economic development in communities all across Georgia
- The cities of Savannah, Macon, Decatur, and Madison are used as successful case studies in *Good News in Tough Times: Historic Preservation and the Georgia Economy* (produced by HPD in 2011)
- In this study, researcher and authority Donovan Rypkema of PlaceEconomics notes that between 2000 and 2010, Georgia property owners invested **\$560 million** in the rehabilitation of over **700** historic buildings



Benefits of Historic Preservation

- Creates jobs (2000-2010) with over 10,000 jobs for Georgia workers
- \$420+ million in income for Georgia workers
- Spurs Neighborhood & downtown revitalization
- Increases/supports cultural & heritage tourism
- Encourages local \$ invested
- Generates increased tax revenues



PROGRAM FOCUS

Local Historic Districts & Benefits

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Benefits of Local Historic Districts



- **Benefits of Local Historic Districts**
Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use Historic district status as a marketing tool to sell properties.
- **Local districts encourage better design.** It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic district designations.

Benefits of Local Historic Districts

- **A local district can result in a positive economic impact from tourism.** A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.
- **The protection of local historic districts can enhance business recruitment potential.** Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.



Benefits of Local Historic Districts

- **Local districts help the environment.** Historic district revitalization can, and should, be part of a comprehensive environmental policy.
- **The educational benefits of creating local districts are the same as those derived from any historic preservation effort.** Districts help explain the development of a place, the source of inspiration, and technological advances.



Benefits of Local Historic Districts



- **Local districts provide social and psychological benefits.** A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.

Local Historic Preservation Planning Historic Preservation Commissions & Certified Local Government



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Historic Preservation Commission

Six Step Process



1
The city adopts a historic preservation ordinance.

2
The city appoints citizens to a preservation commission.

3
The preservation commission surveys town for historic resources.

4
Areas are nominated for designation.

5
The city approves the designations.

6
The preservation commission reviews major changes & demolitions.

How Does a Historic Preservation Ordinance Work?

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Historic Preservation Commission

Step 1-Adopting Your Ordinance



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Historic Preservation Commission

Step 2-Establishing the Commission

Minimum of 3 members, serving 3
year terms or less

Residency required

Historic Preservation, or other
related field professionals
appointed, if available

Have a demonstrated interest

Members are Volunteers



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Historic Preservation Commission

Step 3-Survey



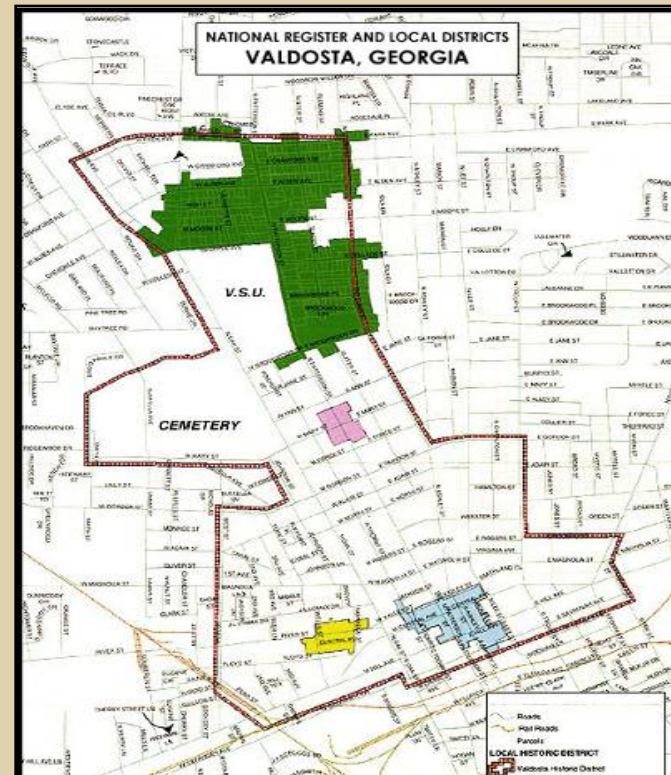
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Historic Preservation Commission

Step 4- Designate

Components of a Designation ordinance include:

- Statement of significance
- Physical description of the boundaries
- Map showing boundaries and classification of Properties
- Representative photos



Local Historic Preservation Planning

Step 5-Approve Designations

Before Voting:

Georgia HPD has 30 days to
review nomination report

After Voting:

Notify all included property
owners in writing within 30 days



Local Historic Preservation Planning

Step 6-Review Certificates of Appropriateness (COA's)



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Benefits of Local Historic Districts

Economic Success Stories within Local Historic Districts



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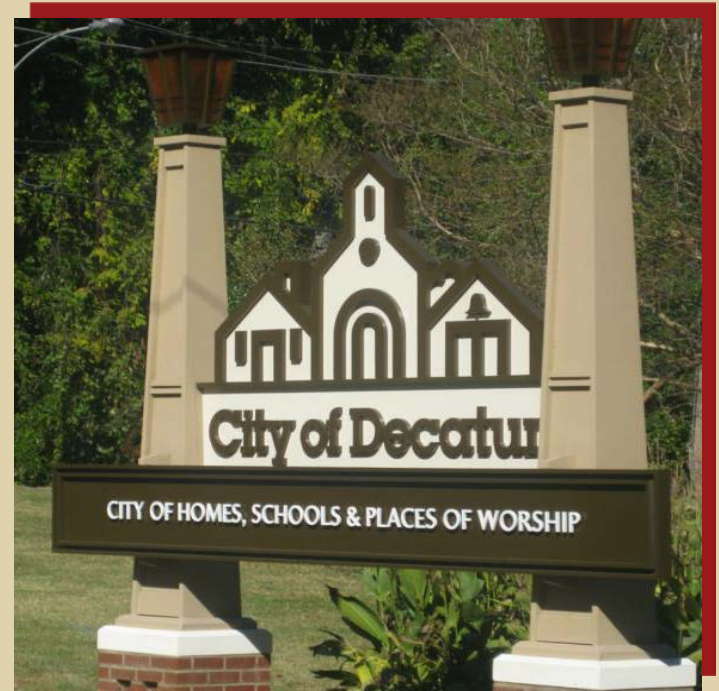
City of Decatur, DeKalb County

1982 Town Center Plan & 2012 Strategic Plan

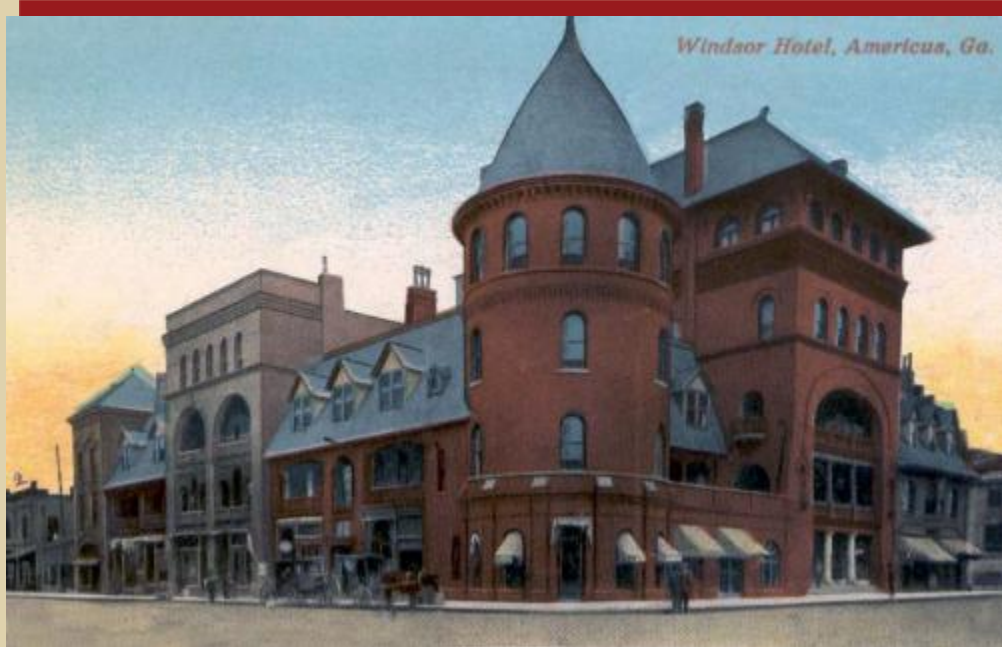
- Numerous local historic districts
- maintain unique small-town scale and character
- protect & encourage the creative reuse of historic buildings, structures and places
- ensure & encourage compatible new development
- Involved HPC in planning process

Recent projects:

- MARTA plaza redevelopment streetscape revitalization
- Old Depot rehabilitation
- National Register district nominations



The Windsor Hotel, Americus



- Numerous local historic districts
- **\$6.5 million spent in in 1991 rehabilitation** and continues to function as a Best Western hotel
- Used federal tax incentives through NRHP

- Sumter County
- Built 1892 for \$100,000
- Local review process through local historic district

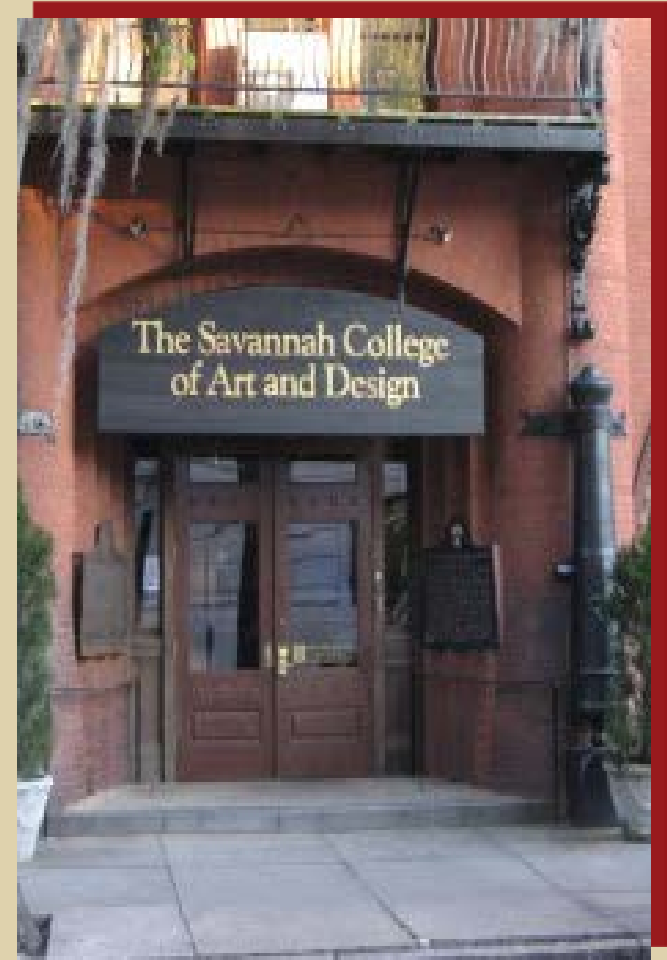
City of Savannah, Chatham County

A national example for its commitment to and success with historic preservation:

- Numerous local historic districts with NR and NHL districts
- 11.4 million visitors in 2010
- **\$1.8 billion** spent by tourists in 2010
- Avg. of 72 preservation tax incentives projects per yr. prior to economic downturn
- Savannah College of Art & Design adaptively rehabilitated and uses 70 historic buildings
- 2009 economic impact=\$385 million

Savannah Development & Renewal Authority revitalization activity in 3 historic neighborhoods since 2000

- 123% increase in property values
- 125% increase property tax revenues



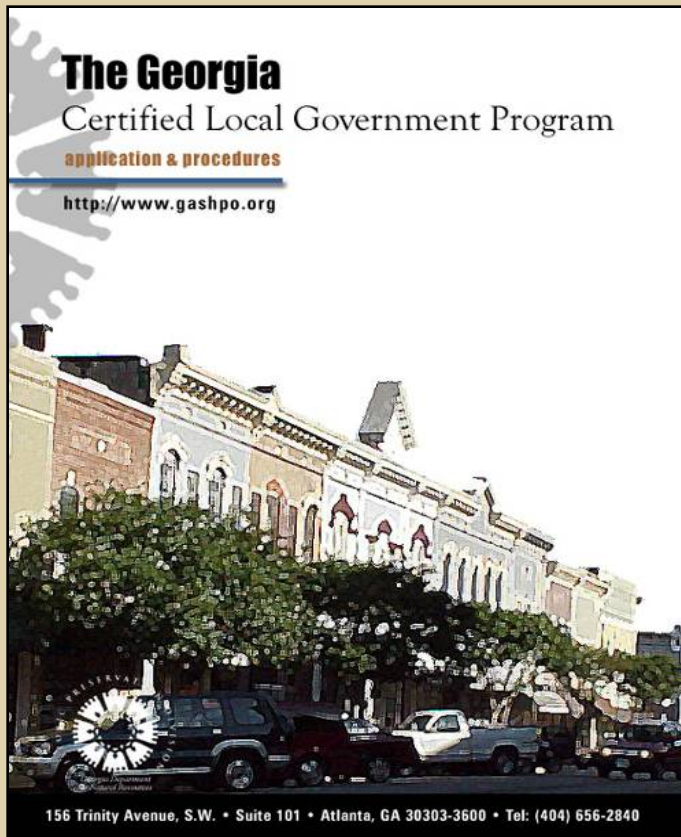
City of Madison, Morgan County

- Local historic districts
- Strong preservation ethic stated in the city code which establishes that its historic resources are fundamental to its identity & its economy
- Successfully capitalizes on its historic resources
- Draws 45-55,000 visitors per year
- N.R. Historic District includes almost entire town
- Utilizes HPD's financial incentives programs
- Local review process involved in all components of Historic Preservation planning goals and practices



Certified Local Government Program

Basic Facts & Figures



- Georgia has 84 CLG designated communities
- Georgia ranks 3rd nationally in the number of CLG designated communities statewide
- More than 1800 CLG designated communities throughout the United States
- Georgia nationally recognized as a leader in partnerships through the Georgia Alliance of Preservation Commissions and the National Alliance of Preservation Commissions

Certified Local Government Program Requirements

Adopt a preservation ordinance that complies with the Georgia Historic Preservation Act

Establish an **adequate and qualified historic preservation review commission** by passing state or local legislation



Certified Local Government Program Requirements



Maintain a system for survey and inventory of historic properties that furthers the purpose of the National Historic Preservation Act

Provide for adequate public participation in the local historic preservation program, including the process for recommending properties for nomination to the National Register of Historic Places

Certified Local Government Program

Grants



A local government becomes **eligible to apply for federal historic preservation grant funds** that are available only to those communities.

In SFY 2012 **more than \$98,000.00 in federal funds** were awarded to CLG's across Georgia

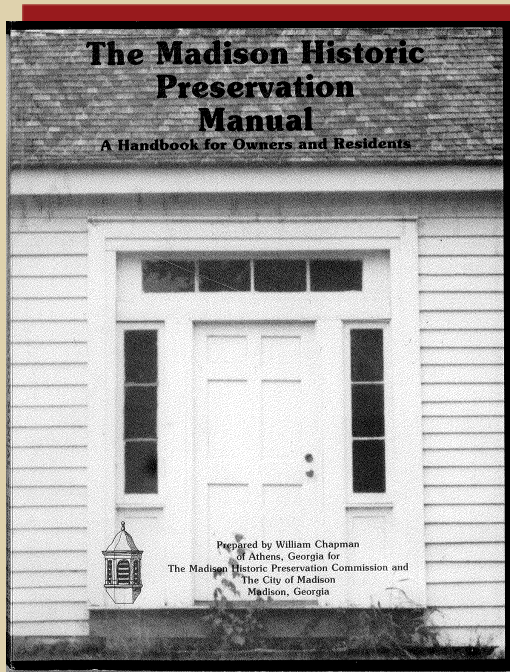
National Register Nominations



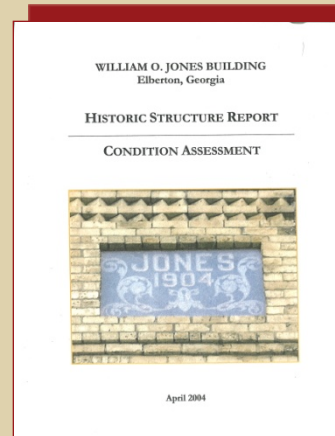
**Glenwood Historic District,
Thomasville, \$6,465**

- **\$10,000** City of Brunswick
- **\$3,600** City of Carrollton
- **\$5,000** City of Cedartown
- **\$3,000** City of Hawkinsville
- **\$6,000** City of West Point

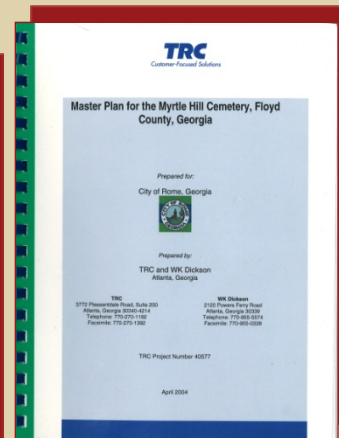
Preservation Plans & Historic Structure Reports



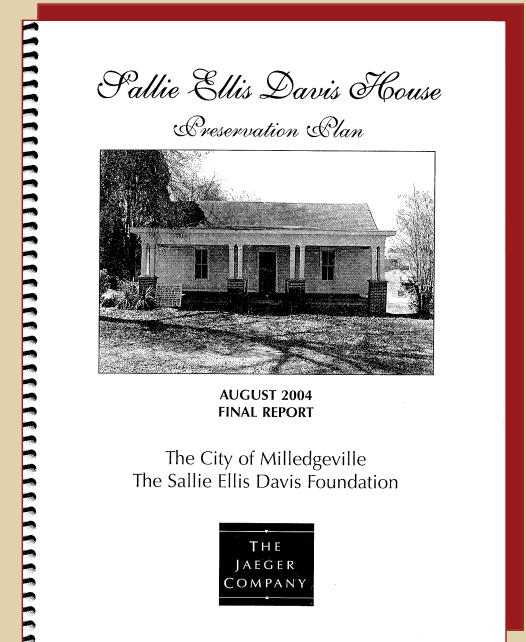
\$4,200
Madison



\$5,400
William O. Jones Building
Elberton

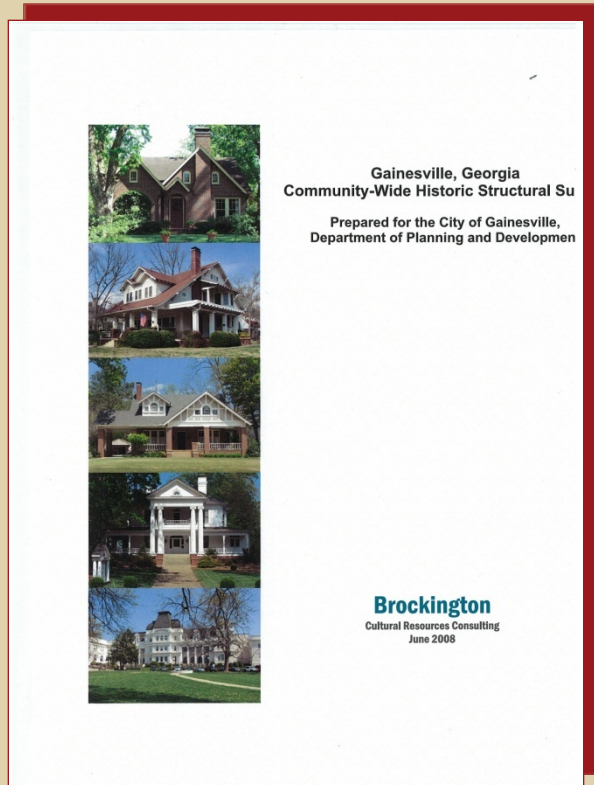


\$12,000
Master Plan
Myrtle Hill Cemetery
Rome



\$5,220
Preservation Plan
Sallie Ellis Davis House
Milledgeville

Historic Resource Surveys



**\$74,250 Total to City of Gainesville
Historic Resources Survey
Phases 1, 2, 3, 4, 5**

- **\$7,500 for Old Town Brunswick Historic District**
- **\$1,800 for West End Historic District in Cartersville**
- **\$10,000 for Dalton-Whitfield Co. archaeological survey of Civil War features**
- **\$3,200 for Harlem, city-wide**
- **\$5,500 for Pinched Gut Historic District in Augusta**

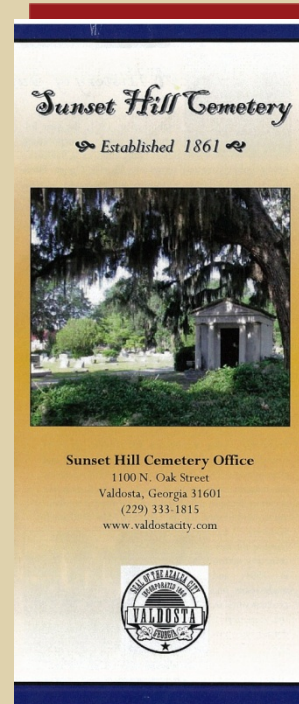
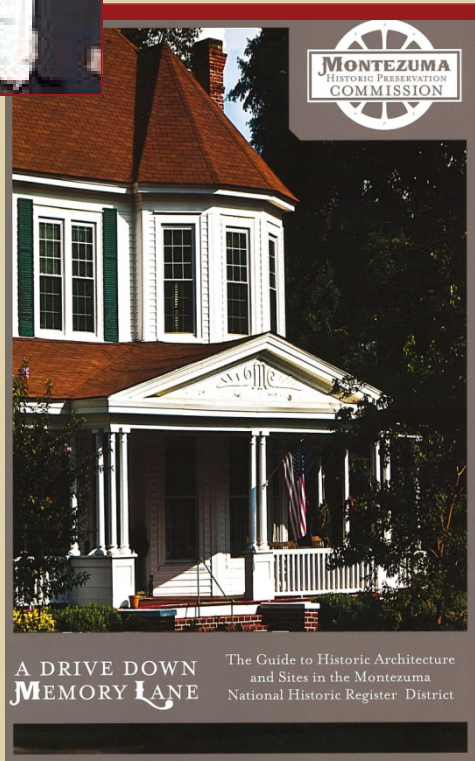
Information & Education



\$6,400

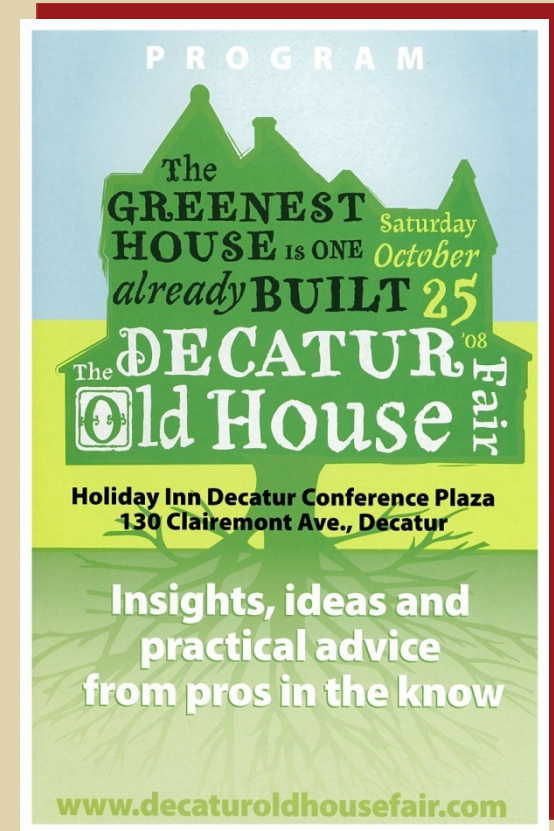
City of Montezuma
Walking/driving tour
brochure

In 2011, received
Outstanding
Organizational
Outreach Award
from
Ga. DCA & the
Georgia Downtown
Association.



\$3,000

City of Valdosta
Cemetery brochure
& website



\$3,000

City of Decatur
Old House Fair

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Our Educational Opportunities

Section 106 Commission Training
Decatur, Georgia
October, 2012

Statewide Historic Preservation Conference
Georgia Trust Ramble
Historic Preservation Commission Training
Milledgeville, Georgia
April, 2013

Monthly “Preservation Posts” Newsletter

STAY IN TOUCH

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