

Georgia Historic Preservation Commissions

Questionnaire and CLG Annual Report 2004

The UGA Center for Community Design & Preservation, the Georgia Alliance of Preservation Commissions and the Historic Preservation Division (HPD) conducted a survey of all historic preservation commissions in Georgia. The answers provided will help HPD and its preservation partners ensure they are delivering service in the best manner possible, as well as provide information to assist in guiding other preservation commissions. The results of this survey have been used to build a larger database of commission information, which will greatly enhance the networking capabilities between preservation commissions in our state. Sharing information among Historic Preservation Commissions helps each function stronger and better.

Facts and Figures on Georgia's Historic Preservation Commissions

(47% of Georgia's HP Commissions responded to the 2004 Survey)

COMMISSION INFORMATION

- Of the estimated 114 communities with a historic preservation ordinance, 71 participate in the Certified Local Government Program.
- Of those, 99 communities have city-wide ordinances, 17 have county or county-wide ordinances.
- 85% of the respondents conduct regular meetings, often on a monthly basis.
- 83% have completed a historic resource survey, and 60% of those have updated it within the past 10 years.
- 72% have staff support, 31% are full-time.
- 74% do not have a dedicated budget from the city for their activities.
- 57% sent members to an information workshop or training during the year.
- 18% have had their preservation ordinance or commission challenged in court, and 67% of the cases were ruled in favor of the HPC.

DESIGN REVIEW

46 HPCs reported on their activities related to design review. Of those that responded:

- 69% of the respondents have local designations (districts and individual landmarks).
- 81% have design guidelines, and 60% of those were developed by a professional consultant.
- 54% do not allow vinyl siding, and of those that do, 52% only allow it on new construction.
- 86% allow Hardiboard, and of those, 25% allow it for new construction only while 9% allow it to be used on the side and rear of historic properties.
- 92% of applications for a Certificate of Appropriateness (COA) are approved, on average.
- 71% do not charge a fee for a COA application. Of those that do, 55% charge \$25 or less.
- COA violations are dealt with in the following ways: 45% require a court appearance, 42% impose fines (most are \$1000 or less), 21% impose permit delays and increased permitting fees, and 12% have no penalty structure in place.
- 30% have had to require that unapproved changes to a designated property be undone.

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LOCAL INCENTIVES

Some communities with preservation ordinances and commissions also have incentive-based programs in place to encourage good stewardship. When asked, "In addition to state and federal programs, what local initiatives does your community provide for historic preservation?", of those that responded:

- 31% give awards of recognition
- 28% provide local façade or rehabilitation grants
- 9% hold façade/conservation easements
- 7% have local loan programs for owners of historic buildings
- 2% have a Transferable Development Rights (TDRs) structure in place.

PRESERVATION EDUCATION

Georgia's historic preservation commissions are involved in teaching their citizens about preservation in various ways. When asked, "Which preservation education effort is your HPC involved in?", the responses were:

- 48% produce informational brochures
- 33% created walking/driving tours
- 33% have sign/marker programs
- 31% are involved in special events and festivals
- 30% make regular public presentations
- 28% write news articles and letters to the editor
- 20% have a website for their HPC
- 11% participate in heritage education efforts in K-12 schools
- 6% have produced videos

GREATEST THREAT TO PRESERVATION EFFORTS

When asked, "What do you perceive as the greatest threat(s) to your historic preservation efforts?", of those that responded:

- 61% said Demolition by neglect
- 50% said Lack of funds
- 30% said Apathetic community
- 24% said Apathetic elected officials
- 19% said Sprawl
- 17% said Speculative demolition
- 17% said Substandard housing
- 17% said Subdivision of large properties
- 13% said Abandoned Downtown

Georgia Historic Preservation Commissions

Communities with a Historic Preservation Ordinance

Bold type indicates Georgia's **Certified Local Governments (71)**

Italics indicates an *Inactive* Historic Preservation Commission (27)

✓ Indicates 2004 survey questionnaire was completed (56)

✗ Indicates 2004 survey questionnaire was not completed (58)

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|------------------------------|--------------------------|-----------------------------|
| ✓ Acworth | ✗ Grantville | ✗ Quitman |
| ✗ Albany | ✓ Greensboro | ✗ Reidsville |
| ✓ Americus | ✗ Griffin | ✗ <i>Richland</i> |
| ✓ Ashburn | ✗ <i>Hahira</i> | ✓ Rome |
| ✓ Athens | ✓ Hampton | ✗ <i>Roopville</i> |
| ✗ Atlanta | ✗ Harlem | ✓ Roswell |
| ✓ Augusta-Richmond Co | ✓ Hartwell | ✗ Rutledge |
| ✗ Avondale Estates | ✓ Hawkinsville | ✓ Savannah |
| ✓ Bowdon | ✗ Heard County | ✗ <i>Senoia</i> |
| ✓ Brunswick | ✓ Hinesville | ✗ <i>Social Circle</i> |
| ✓ Camilla | ✗ Hogansville | ✗ Sparta-Hancock Co. |
| ✓ Carrollton | ✗ <i>Holly Springs</i> | ✓ St. Marys |
| ✓ Cartersville | ✗ Jefferson | ✗ Stone Mountain |
| ✓ Cedartown | ✗ <i>Jones County</i> | ✗ <i>Talking Rock</i> |
| ✗ <i>Clayton Co.</i> | ✓ Kennesaw | ✓ Taylor County |
| ✓ Cobb County | ✗ LaGrange | ✗ Thomaston |
| ✗ Colquitt | ✓ Lavonia | ✓ Thomasville |
| ✗ Columbus | ✗ Lexington | ✓ Tifton |
| ✗ Conyers | ✓ Lilly | ✓ Troup County |
| ✓ Cordele | ✗ Lincolnton | ✗ <i>Tybee Island</i> |
| ✓ Covington | ✗ <i>Ludowici</i> | ✓ Valdosta |
| ✗ <i>Culloden</i> | ✓ Macon | ✓ Vienna |
| ✗ Dahlonega | ✓ Madison | ✗ Walker County |
| ✓ Dalton | ✗ <i>Marietta</i> | ✓ Warm Springs |
| ✓ Darien | ✗ Marshallville | ✓ Washington |
| ✓ Decatur | ✗ <i>McDonough</i> | ✓ Waycross |
| ✓ DeKalb County | ✓ McDuffie County | ✗ <i>Wayne County</i> |
| ✗ Douglas | ✗ <i>McIntosh County</i> | ✗ <i>Waynesboro</i> |
| ✗ Douglasville | ✗ <i>Midville</i> | ✓ West Point |
| ✗ <i>Dublin</i> | ✗ Milledgeville | ✓ Whitfield County |
| ✓ Eatonton | ✓ Monroe | ✓ Winder |
| ✓ Elberton | ✗ Montezuma | ✓ Wrens |
| ✗ <i>Euharlee</i> | ✓ Monticello | |
| ✗ <i>Fannin County</i> | ✗ <i>Moreland</i> | |
| ✗ <i>Fayetteville</i> | ✓ Moultrie | |
| ✗ Fitzgerald | ✗ Newnan | |
| ✓ Flowery Branch | ✗ <i>Oxford</i> | |
| ✓ Forsyth | ✓ Parrott | |
| ✗ Fort Oglethorpe | ✗ <i>Pike County</i> | |
| ✗ Fort Valley | ✗ Plains | |
| ✓ Gainesville | ✗ <i>Porterdale</i> | |