Preservation Primer:

A Resource Guide for Georgia

www.georgiashpo.org

Historic Preservation Division, Georgia Department of Natural Resources, 2011

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On the cover:

Clockwise from top: Historic Downtown Athens, Athens-Clarke County; Little Cumberland Island Lighthouse, Little Cumberland Island, Camden County; Noble Hill School, Cassville, Bartow County; Walter R. Hold House, Macon, Bibb County; Central State Hospital Cemeteries, Milledgeville, Baldwin County

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GEORGIA'S HISTORIC PRESERVATION DIVISION AND ITS EDUCATION INITIATIVES

The Historic Preservation Division (HPD), Georgia's State Historic Preservation Office (SHPO), is a division of the Georgia Department of Natural Resources (DNR), the state agency responsible for implementing the national historic preservation program in Georgia. HPD works in partnership with other state and federal agencies, local governments, private and public non-profit organizations, community groups, and countless preservationists throughout Georgia and the United States. HPD has four sister divisions within DNR, including the Coastal Resources Division; Environmental Protection Division; Parks, Recreation and Historic Sites Division; and the Wildlife Resources Division. For more information about other DNR divisions, please see www.gadnr.org.

Working at the state level, HPD is able to bring together national, regional, and local preservation interests to support community and economic development goals throughout Georgia. HPD encourages local and regional planning, neighborhood conservation, downtown revitalization, economic development, African American historic preservation, archaeological site protection, and heritage tourism. In addition to this *Preservation Primer*, HPD provides other specific and detailed historic preservation education information for your community through a variety of ways, including printed topical brochures, web resources, training and workshops.

To encourage greater awareness of the opportunities afforded by HPD's programs, please consider sharing the following with your community. First, our website, www.georgiashpo.org is an important resource for learning more about protecting and preserving your community resources. Secondly, HPD offers Preservation 101, a workshop on preservation basics, available electronically through YouTube. Preservation 101 can help you with basic information on specific historic preservation programs that can positively impact your community. Furthermore, other related HPD workshops cover a range of programs such as Historic Rehabilitation Tax Incentives, Grants, National Register of Historic Places, African American Programs, and other pertinent preservation topics.

Left to right: *Preserve America Community Landmarks Conference, Warm Springs, Meriwether County; Ced Dolder, Historic Preservation Division Staff, Preservation 101 Workshop, Decatur, DeKalb County*

HPD offers publications related specifically to historic resources, such as schools, cemeteries, and courthouses, as well as a quarterly newsletter, *Reflections*, that focuses on African American resources. These are referenced in other sections of this *Preservation Primer* and are also available on our website. To keep you more informed, we offer weekly and monthly email newsletters. Our monthly newsletter entitled *Preservation Posts*, includes staff articles on a variety of preservation topics and ongoing preservation projects throughout Georgia. Please reference HPD's website for email newsletters and *Preservation Posts* information, or to be added to our email list.

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PRIMER INTRODUCTION

This new *Preservation Primer* is a historic preservation guide for communities interested in preserving their unique heritage and is available both in print and on the Georgia Historic Preservation Division's (HPD) website at www.georgiashpo.org. You can reference it often and distribute both the printed and electronic copies to members of your community.

This primer outlines the processes for achieving success through preservation planning. The document presents tools that can help your community meet its preservation goals while improving its quality of life and supporting economic development.

Since historic places are where people live, work and play, the decisions of what to preserve within your community should be made locally. It is individuals like you and local organizations who make the important decisions as to how your community will be shaped in the future.

Are you concerned about preserving your community's character and maintaining its sense of place? Do you want your community to plan and manage change in ways that will protect and enhance its historic and cultural resources? Are you interested in how you can preserve the historic and cultural resources your community possesses? Have you thought about how you will protect your historic resources, in the face of continuing land development and in times of economic hardship? If you work as a local government official, serve as a historic preservation commission member, or are a concerned citizen, this primer will assist you in developing your local historic preservation program.

Written with you in mind, the tools presented within these pages can serve as a starting point to help you look at your community as a viable place for economic growth through historic preservation. You will learn how the success and growth of your downtown commercial area can be promoted through sound historic preservation planning and how preservation planning can strengthen historic neighborhoods and improve the overall quality of life within your community. In addition, preservation planning can help ensure that historic landmarks such as courthouses, city halls, post offices, railroad depots, industrial buildings, schools, and places of worship continue to play

Weekend for Wildlife, Sapelo Island, McIntosh County

a vital role in community life. Furthermore, preservation planning can help maintain and preserve the traditional distinction between historic communities and the rural areas around them. Considering your downtown districts, residential neighborhoods, and rural areas in local planning practices can increase your community's preservation ethic and promote awareness of historic places.

The following sections describe specific historic preservation planning programs, goals, tools, case studies, and best practices on how historic preservation can enhance a community.

You will find references to HPD's website throughout this document, where you can search for additional information following the links from HPD's homepage. Other organizations' websites, whose links were live at the time of publication of this primer, are also referenced.

WHY PRESERVE?

People often ask why preservation is important. Why preserve a specific historic resource? What makes it worthy? Beyond its historical significance, why is it a valuable resource? Your local historic preservation program can answer these questions.

Historic buildings, structures, and sites are tangible evidence of our shared history and bring history to life in ways that no written or audiovisual materials ever could. They are valuable, non-replaceable resources and contribute to a sense of place. They help make one location different from another in unique and tangible ways. In addition, historic resources reinforce the lessons of history while strengthening cultural identity. They provide a framework for ongoing land development and add variety to everyday surroundings. They also represent an enormous investment of time, energy, and materials--resources that should be wisely used and conserved. As the physical environment continues to change, it is becoming even more important to look for ways to conserve resources; one important way is to utilize existing buildings. Furthermore, preserved historic properties continue to be used for productive service in the community, either for the use for which they were originally intended or for adaptive reuse.

Historic resources enrich the quality of people's lives by representing a variety of architectural styles, construction materials, and craftsmanship that appear nowhere else in their physical environment. They provide a link with the past and serve to remind and educate the present generation about those who came before them. In addition, historic resources are a continuous source of inspiration for interpreting and reinterpreting the past. They literally embody historical data about how people lived in the past and how they constructed and used their resources. This data can be recovered for the benefit of all through careful archaeological or architectural investigation and conservation. In our modern, rapidly changing world, historic properties provide an important connection with a community's unique past.

Legal Basis for Historic Preservation in Georgia

Historic Preservation has a legal basis at the local, state and federal levels, with a framework of laws and regulations that create an order and process for proceeding with your historic preservation program. These historic preservation laws may not be easy reading, but they

Left to right: *Upper Lott's Creek Primitive Baptist Church and Cemetery, Portal, Bulloch County; Empire Manufacturing Company, Atlanta, Fulton County*

play a vital part in everyday preservation work. Check Appendix B of this *Preservation Primer* for additional information on a wide range of laws and regulations that may affect your preservation program. Included in the appendix are laws that establish national and state preservation policy, laws relating to burials and cemeteries, financial assistance and incentives, planning, and preservation of historic properties.

SECTION 1: PRESERVATION BUILDING BLOCKS

Preservation building blocks are steps you can take to reach your preservation planning goals. These building blocks include conducting a survey and compiling an inventory of your community's historic resources, evaluating these properties, and enacting local legislation that will protect these resources.

Survey and Inventory

The first step in preservation planning is to complete a thorough survey of your community's historic resources. This is how your community will determine what it has to preserve and protect. It will also provide necessary information for identifying local historic districts, landmarks and other potential historic properties. These properties would then be eligible for greater legal protection when a local designation ordinance is passed. The survey can also identify historic properties and districts that might qualify for listing in the National and Georgia Registers of Historic Places. Please reference Section Two for more information related to historic resource surveys and Section Three for the National Register of Historic Places (NRHP).

Professional Preservation Planner

Some Georgia communities have a historic preservation planner on staff or have access to a professional who can assist them with the preservation planning process. If you do not have a city or county preservation planner, you might consider establishing a professional position, which could be advantageous for historic preservation planning, general planning purposes, and community outreach. In addition, a preservation planner might serve dual roles as a Better Hometown or Main Street Manager, a Special Projects Coordinator, or a Downtown Development Authority staff member. Your preservation planner would ideally have a Master's degree in one of the following areas: Historic Preservation, Architecture, Landscape Architecture, Geography, Urban Studies, Planning, or another closely related field. You could also consult the Secretary of the Interior's Professional Qualification Standards found at www.nps.gov/history as a guide for establishing a position in your community.

Currently, HPD also partners with Georgia's regional commissions to provide preservation planning services to cities and counties. More detailed information about this program is included in Section 6.

Enact and Enforce Legislation

Once you have surveyed and evaluated resources, you can protect them by enacting and enforcing local preservation legislation. Your community can increase protection from inappropriate alterations or demolition of historic resources by passing a local historic preservation ordinance, establishing a local historic preservation commission, and designating local districts or local landmarks. See Section 5 for further information on passing a local historic preservation ordinance and establishing a local historic preservation commission in your own community.

These three steps: the survey and inventory, National Register nomination, and local legislation and enforcement are a community's building blocks toward long-term successful preservation. You can begin by taking small steps and building on individual successes, which will have a multiplying effect. This should result in greater protection and community support for preservation.

From the top: *Stone Mountain Historic District, Stone Mountain, DeKalb County; Sam and Jane Bentley, J.S. and Emma Bentley Farm, Georgia Centennial Farms Program, Terrell County*

SECTION 2: IDENTIFYING HISTORIC PROPERTIES (SURVEY AND INVENTORY)

Identifying historic properties is the first step in preservation planning. This is achieved through a survey that creates an inventory of your community's historic resources. The Historic Resources Survey at HPD collects and records information about existing historic properties on a county or community-wide basis. This information includes an architectural description of the structure, the approximate date of construction, history, setting and the resource location. Other records produced in the survey are photographs of these resources, topographical maps keyed to the structures, and reports analyzing the results of the survey as well as evaluating the significance of surveyed properties.

Surveys can be used in your community in the following ways:

- To support local designations of buildings and districts;
- To identify individual buildings and districts for possible listing in the National and Georgia Registers of Historic Places (NRHP, GRHP);
- To assist preservation efforts of Georgia's Certified Local Governments (CLGs);
- To expedite environmental review by governmental agencies;
- To provide information for land-use planning;
- To promote the research of Georgia history and architecture; and
- To increase the awareness of, and interest in, a community's historic properties

National guidelines for completing local surveys have been established by the National Park Service (NPS). For more information please see *Guidelines for Local Surveys: A Basis for Preservation Planning* at www.cr.nps.gov.

At the outset check with HPD's National Register and Survey program staff to see whether a historic resource survey has already been completed for your city or county. If a survey has not been completed or if it is out of date, you should begin making plans for a new or updated survey. If you plan to hire a consultant to conduct the survey, HPD maintains a consultants directory. The directory can be accessed

Plum Orchard, Cumberland Island, Camden County (Photo Courtesy of Steve Storey)

at www.georgiashpo.org. Our consultants directory is offered as a service, and HPD does not specifically endorse individuals or companies through the directory. Before beginning the historic resource survey, contact your regional historic preservation planner. Our regional planners may have documents already on file that will assist you in your endeavors.

If you choose to begin the survey as a hands-on activity, please keep in mind that your regional historic preservation planner, local government officials, preservationists, academic professors, graduate students, and historical society members may be resources to complete historic resource surveys. It is important to involve energetic and committed community members in this process. Often organizational meetings will need to be held with your community members. At the time your historic resource survey has been completed, you might choose to have your local historic preservation commission members participate in a review. HPD can also review and comment on the survey.

Small matching grants are available for historic resource surveys through the federal Historic Preservation Fund grants administered by HPD. Please see Section 7 about the process involved in applying for these grants. These Historic Preservation Fund grants are available to communities designated as Certified Local Governments (CLG) by the National Park Service (NPS). More information about the CLG program is available in the community assistance section of HPD's website and in Section 5 of this primer.

STATE SURVEY PROGRAMS & ASSISTANCE

HPD Historic Resource Surveys

As part of its mandate, HPD conducts historic resource surveys according to its state historic preservation plan. Please see the community assistance section of HPD's website to reference the state plan. Historic resource surveys are carried out in partnerships with other agencies and organizations.

FindIT! Cultural Resource Survey Program

This statewide survey program is carried out in partnership with HPD, the College of Environment and Design at the University of Georgia and the Georgia Transmission Corporation (an electrical power company). Historic Preservation graduate students in the UGA College of Environment and Design complete the historic resource survey work under the direct supervision of a full-time survey coordinator. Survey data is entered into "GNAHRGIS," HPD's on-line GIS database. After HPD reviews the survey, it becomes part of the state's official statewide historic survey. If you are interested in pursuing this program as an option to complete your local survey, please visit the FindIT program web site at www.uga.edu/findit.

GNAHRGIS

GNAHRGIS logo

Georgia's Natural, Archaeological, and Historic Resources Geographical Information System, known as GNAHRGIS, is a web-based geographical information system designed to store and display information about Georgia's natural, archaeological, and historic resources. The internet address of the GNAHRGIS website is www.itos.uga.edu/gnahrgis. GNAHRGIS is the repository for all HPD's current statewide historic resources survey data (paper forms are no longer utilized). GNAHRGIS information about historic resources can be accessed by visiting the GNAHRGIS website (note that access to archaeological site data is restricted only to professional archaeologists). Most importantly, the GNAHRGIS database will also show how recently your community has been surveyed.

If you need to conduct a new historic resources survey for your community, you can use GNAHRGIS to record, store, access and analyze your survey information. An added bonus is that your community's survey data also becomes an integral part of Georgia's statewide survey. For more information about using GNAHRGIS, please contact HPD's Historic Resources Section.

Kolomoki Mounds State Park, Blakely, Early County

Georgia's Living Places

Georgia's Living Places is an important HPD resource used by preservationists, consultants, architects and other preservation professionals to identify Georgia house types and styles. Whether you are writing a grant application and need to identify the type or style of a house, or you are completing a community survey and need to determine an unfamiliar house type, *Georgia's Living Places* is a must for preservationists working in the field. This document is used most importantly in the survey process by helping you and your survey team to identify specific Georgia house types and styles. Information about house types and styles is available in the historic resources section of HPD's website.

What about Archaeology? Preserving Archaeological Properties

Your community may have important archaeological properties that can be considered and protected using the same preservation planning tools available for historic structures. The Georgia Historic Preservation Act that enables local governments to enact preservation

ordinances allows for these ordinances to include the preservation of archaeological properties as well. You may want to investigate whether there are significant archaeological properties in your community by checking with HPD's Archaeology Section or asking your local government officials to consult with the Georgia Archaeological Sites File at the University of Georgia (UGA). In addition, HPD's grant programs such as the Georgia Heritage grants and Historic Preservation Fund grants may be used to survey and protect archaeological properties.

Local governments can also enact ordinances that deal specifically with archaeological properties. For example, Bartow County has an ordinance in place that requires applications for land disturbance permits in the Etowah Valley Historic District to carry out an archaeological survey of the property (Article VII. Section 7.17.1-12). In addition, communities can partner with historic or archaeological societies, universities, and state or federal agencies to carry out archaeological projects and provide educational opportunities. However, it is important to remember that archaeological research requires professional expertise in archaeology and is usually much more expensive to carry out than a historic resources survey.

SECTION 3: EVALUATION OF HISTORIC PROPERTIES

How a community approaches the evaluation and treatment of historic properties is something to be carefully considered. Each community is different in population, in numbers and types of resources, and in the level of planning support received through its local government. While HPD has programs to help evaluate and protect historic resources, it is up to each community to decide which course of action to take. Following, you will find an outline of programs and tools that can assist you in the proper evaluation of your community's historic resources. Section 4 of this primer will address treatment of historic properties. More detailed information is available on HPD's website, www.georgiashpo.org.

PROGRAMS & ASSISTANCE

National Register of Historic Places

The National Register of Historic Places (NRHP) is our country's official list of historic properties worthy of preservation. Property owners, civic organizations, local governments, and other parties submit proposals for National Register nominations to HPD. From these proposals, HPD nominates eligible properties in Georgia to the NRHP so that these properties may receive preservation benefits and incentives. Being listed in the NRHP provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. National Register designation identifies significant historic properties that can be taken into account in a broad range of preservation and development activities. It also insures that these properties will be considered in the planning of state or federally assisted projects. It is important to note that NRHP listing does not place obligations on private property owners, nor does it place restrictions on the use, treatment, transfer, or disposition of private property.

To be eligible for listing in the National Register, a property must meet NRHP Criteria for Evaluation. These criteria require that a property:

Coke Ovens, Chickamauga, Walker County

- Be old enough to be considered historic (generally at least 50 years old) and still look much the way it was in the past; or
- Be associated with events, activities, or developments that were important in the past; or
- Be associated with the lives of people who were important in the past; or
- Be significant in the areas of architectural history, landscape history, or engineering; or
- Have the potential to yield information through archaeological investigation that would answer questions about our past.

Certain kinds of properties, such as moved or reconstructed buildings, are generally not eligible for NRHP listing; exceptions are made if these properties meet special criteria. There are many benefits to your community when you make the decision to list a property in the National Register.

Following designation, the property owners may qualify for specific preservation benefits and incentives, including:

- Federal and state tax incentives
- State and federal preservation grants for planning and rehabilitation
- Preservation easements to nonprofit organizations
- Local property tax abatements
- Fire and life safety code compliance alternatives
- Special consideration in approving permits for surface mining

Georgia Register of Historic Places

The Georgia Register of Historic Places (GRHP) is the state's official list of historic properties worthy of preservation. The Georgia Register uses the same criteria, documentation requirements and procedures as the National Register. Properties listed in the NRHP are

automatically listed in the GRHP. On the other hand, properties in the GRHP are not included in the NRHP unless they are separately nominated. The Georgia Register is the state designation referenced by state laws and regulations regarding state grants, state tax incentives, the Georgia Environmental Policy Act, the State Agency Historic Properties Stewardship Program, and other state preservation and environmental programs. For more information about the Georgia Register, please visit the National Register section of HPD's website.

National Historic Landmarks

Across Georgia there are more than forty historic properties and numerous districts listed as National Historic Landmarks (NHL). Designation as an NHL is one of the nation's highest honors for historic properties. To be eligible for NHL status, a property must be nationally significant and associated with persons or events that are nationally significant. Fewer than 2,500 properties in the country are designated. To find out more about these properties and whether there is one in your community, please see the National Park Service's web site at www.nps.gov/history/nhl.

Below, left to right: *Waynesboro Historic District Celebration; Waynesboro Historic District, Waynesboro, Burke County*

Community Spotlight: Waynesboro National Register Historic District, Waynesboro, Burke County

In May 2009, a portion of the City of Waynesboro was designated as a NRHP district. This designation was Georgia's 2,000th listing in the National Register. Waynesboro is located in Burke County, Georgia, relatively close to Augusta, and is part of the Central Savannah River Area Regional Commission. Waynesboro is a Main Street community, has a local historic preservation commission, and also boasts a community where historic preservation is part of everyday life. Historic preservation projects have had a positive impact throughout Waynesboro's commercial and residential areas as well as in greater Burke County. Many preservation groups, the Waynesboro and Burke County local government, and other supportive non-profit organizations continue to promote the preservation of significant local historic resources.

The Waynesboro NRHP district includes an area of the community that developed from the mid-19th century through the early 20th century. It includes the historic downtown, several historic neighborhoods, and an industrial area. House types and styles vary, but some include the Georgian Cottage, Queen Anne Cottage, Italianate, Folk Victorian and numerous Craftsman bungalows along with mid-20th century American Small Houses and Ranch Houses. The Waynesboro commercial area retains many of its key landmark buildings including the Burke County Courthouse, the U.S. Post Office, Historic Burke County Jail, and numerous commercial buildings and historic hotels. The downtown is still a vibrant economic, social, cultural and historical center for Burke County. With the presence of a strong Main Street program and active historic preservation commission, Waynesboro's commercial area has experienced preservation success and greater economic stability. Consider visiting Waynesboro to see more of these outstanding historic resources. More information about downtown Waynesboro is available at www.burkechamber.org/waynesboro.

Resource Spotlight: Boyhood Home of President Woodrow Wilson, Augusta, Richmond County

A recently designated NHL is the Boyhood Home of President Woodrow Wilson in Augusta. The Woodrow Wilson House was listed because of its national association with President Woodrow Wilson as his home from 1860 until 1870 while his father was the minister of First Presbyterian Church in Augusta. His father was later minister at First Presbyterian in Columbia, South Carolina, and moved the family in 1870.

Since 1991, the home has been owned and operated by Historic Augusta, Inc. The house receives thousands of visitors annually and hosts a collection of objects and documents related to the twenty-eighth United States President. The house also has interior furnishings appropriate to the historical period. This NHL property receives marketing support from both city and county tourism organizations. For additional information about the Boyhood Home of President Woodrow Wilson and Historic Augusta, Inc., or to plan a visit please see the following link: www.wilsonboyhoodhome.org.

Boyhood Home of President Woodrow Wilson, Augusta, Richmond County

SECTION 4: TREATMENT OF HISTORIC PROPERTIES

There are various treatment options and issues to consider as you plan for the preservation of historic properties in your community. Following, you will find treatment strategies for the rehabilitation of historic properties, as well as a discussion of treatment issues related to green initiatives and historic preservation, moving historic buildings, modern or recent past resources, and appropriate signage for historic buildings and districts.

Rehabilitating Historic Properties

One of the most frequent concerns that people have about historic properties is how to properly maintain and rehabilitate them for current or future uses. The rehabilitation of historic properties should be carefully considered and pursued in collaboration with preservation professionals, community members, and local government leaders. Our state is quite fortunate to have many qualified and experienced professional architects, contractors and other knowledgeable individuals to support successful rehabilitation projects. Following is information that can assist you as you explore rehabilitation options for your community resources. Additional information is available in the Technical Assistance section of HPD's website at www.georgiashpo.org.

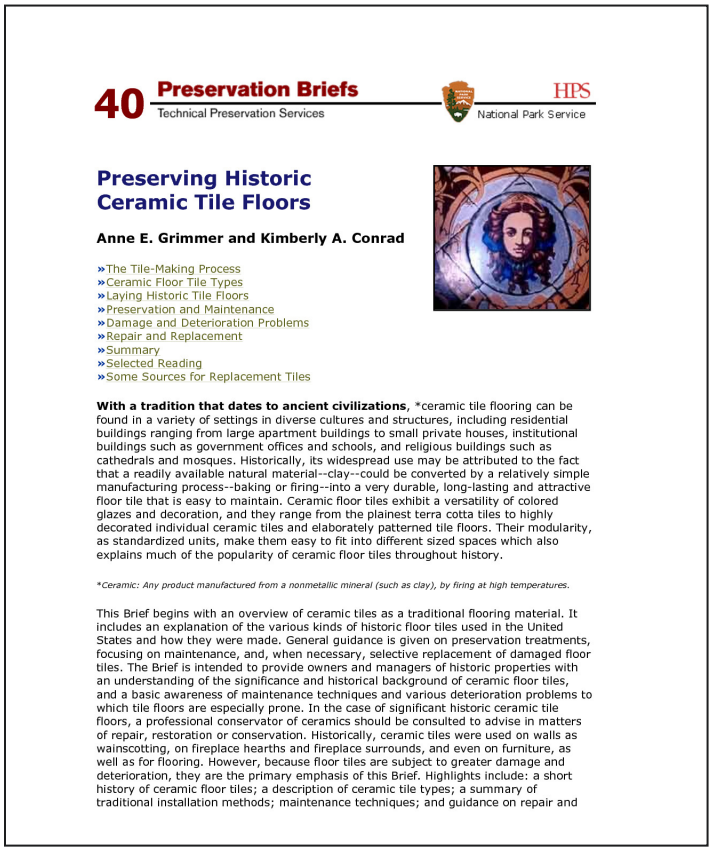
Secretary of the Interior's Standards for Rehabilitation of Historic Properties

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*) are national guiding principles for Preservation, Rehabilitation, Restoration, and Reconstruction projects that were established to provide for the appropriate use and treatment of historic properties. Within this group, the *Standards for Rehabilitation* are most applicable to typical preservation projects and are specifically used to evaluate rehabilitation projects submitted to HPD and the National Park Service (NPS) for review and certification when applying for preservation tax incentives (see Section 5). For statutory reasons, the State of Georgia has adopted essentially identical complementary standards for reviewing state tax incentive and heritage grant projects. The *Secretary's Standards* provide treatment approaches to ensure that the historic character and integrity of historic buildings are preserved during rehabilitation projects. Adherence also ensures that the character-defining features of historic resources that qualify them

for National Register designation are retained and eligibility or listing is not jeopardized. Although conformity with the *Secretary's Standards* is not compulsory for rehabilitation projects outside HPD review, local officials, local preservation commissions, and community activists interested in preservation are strongly encouraged to become familiar with them and consider applying them to local projects. The *Secretary's Standards* are available online, including HPD's print-friendly version of the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* in the Technical Assistance section of HPD's website.

Preservation Briefs

The technical aspects of dealing with historic materials and features in rehabilitation projects are common challenges for property owners, design consultants, contractors, and craftsmen. They can also be of interest to other individuals and groups involved with local preservation activities. To address these challenges and questions, NPS developed the *Preservation Briefs* series of publications. There are currently 47 *Preservation Briefs*, covering a variety of topics related to the appropriate treatment of historic materials and features, including the repair of historic roofing, masonry, windows, and plaster. They also



40 Preservation Briefs
Technical Preservation Services
HPS
National Park Service

Preserving Historic Ceramic Tile Floors

Anne E. Grimmer and Kimberly A. Conrad

»The Tile-Making Process
»Ceramic Floor Tile Types
»Laying Historic Tile Floors
»Preservation and Maintenance
»Damage and Deterioration Problems
»Repair and Replacement
»Summary
»Selected Reading
»Some Sources for Replacement Tiles

With a tradition that dates to ancient civilizations, *ceramic tile flooring can be found in a variety of settings in diverse cultures and structures, including residential buildings ranging from large apartment buildings to small private houses, institutional buildings such as government offices and schools, and religious buildings such as cathedrals and mosques. Historically, its widespread use may be attributed to the fact that a readily available natural material--clay--could be converted by a relatively simple manufacturing process--baking or firing--into a very durable, long-lasting and attractive floor tile that is easy to maintain. Ceramic floor tiles exhibit a versatility of colored glazes and decoration, and they range from the plainest terra cotta tiles to highly decorated individual ceramic tiles and elaborately patterned tile floors. Their modularity, as standardized units, make them easy to fit into different sized spaces which also explains much of the popularity of ceramic floor tiles throughout history.

**Ceramic: Any product manufactured from a nonmetallic mineral (such as clay), by firing at high temperatures.*

This Brief begins with an overview of ceramic tiles as a traditional flooring material. It includes an explanation of the various kinds of historic floor tiles used in the United States and how they were made. General guidance is given on preservation treatments, focusing on maintenance, and, when necessary, selective replacement of damaged floor tiles. The Brief is intended to provide owners and managers of historic properties with an understanding of the significance and historical background of ceramic floor tiles, and a basic awareness of maintenance techniques and various deterioration problems to which tile floors are especially prone. In the case of significant historic ceramic tile floors, a professional conservator of ceramics should be consulted to advise in matters of repair, restoration or conservation. Historically, ceramic tiles were used on walls as wainscotting, on fireplace hearths and fireplace surrounds, and even on furniture, as well as for flooring. However, because floor tiles are subject to greater damage and deterioration, they are the primary emphasis of this Brief. Highlights include: a short history of ceramic floor tiles; a description of ceramic tile types; a summary of traditional installation methods; maintenance techniques; and guidance on repair and

Preservation Brief Web Detail, Courtesy of the National Park Service website at www.nps.gov

address topics about historic feature identification, design issues, frequent rehabilitation problems, and other work commonly associated with rehabilitation projects, such as making energy efficiency improvements in historic buildings. The *Preservation Briefs* are available as printed publications from HPD or the U. S. Government Printing Office Bookstore at http://bookstore.gpo.gov or online at www.nps.gov/hps/tps/briefs/presbhom.htm.

TREATMENT ISSUES

Green Initiatives, Sustainability and Historic Preservation

All across America "green" building certifications, qualifications, and procedures are becoming well recognized. Historic preservation is by its very nature inherently "green." Preservationists around the country point out that the greenest building is one that is already built. Historic buildings embody the energy that was used in their construction. The destruction of a building is a waste of historic materials and energy resources. Historic buildings, if properly maintained, are remarkably sound structures for future generations. They reflect the use of historic materials and often superb craftsmanship documented throughout Georgia in its many architectural types and styles of buildings.

Green initiatives and sustainability in relation to historic preservation can bring forth complex issues. Following are a few websites related to historic preservation planning and green building technology that you may want to explore to start discussion in your own community.

The National Park Service has an updated publication The *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, which you can find in the Economic Incentives section of HPD's website.

The National Trust for Historic Preservation has extensive information relating to green initiatives and sustainability. For more information see www.preservationnation.org.

The United States Green Building Council permits certification known as LEED (Leadership in Energy and Environmental Design). For more information see www.usgbc.org.

The American Institute of Architects also has significant information related to historic preservation, green initiatives, and architecture. For more information see www.aia.org/education.

Moving Historic Buildings

Moving a historic building from its original location can sometimes be contentious. Moving a historic building is a last-choice preservation alternative and may be the only practical way to save a historic building, but there are many things to consider before taking this action. For example, the setting in which a structure is sited is an essential aspect of the property's significance. Once moved, the historic building loses an important association with its original setting and is typically no longer eligible for the National and Georgia Registers of Historic Places (NRHP/GRHP). When this happens, the structure will no longer qualify for HPD grant funds or federal or state historic rehabilitation tax credits. Moving a structure can also impact historic building materials and always results in damage or loss of historic features. Moving a building is a very expensive undertaking. Relocation must be carried out by companies with expertise in moving historic buildings. Gathering together historic resources of different periods, locations, and styles and reinterpreting them in a "new" historic setting is a misrepresentation of a community's history and often leads to confusion about the original architectural and historical context. Creating a false sense of history is never a good basis for historic preservation. Therefore, moving a historic property should not be considered unless all other preservation alternatives have been explored.

If a property is moved from a locally designated historic district, the local historic preservation commission should take an active role in communicating the expectation for infill construction. All infill construction should come under local historic preservation consideration and procedures. This may include a local Certificate of Appropriateness (COA) issued by the historic preservation commission. This topic, and all information related to local historic preservation commissions will be discussed in the following section.

Modern or Recent Past Resources

An increased appreciation of Modern historic resources (frequently referred to as Recent Past resources) is apparent across the United States. In Georgia there are thousands of Modern historic properties that are being preserved, rehabilitated, and adaptively reused. From modern banks and schools, to courthouses and libraries, these resources are important in telling Georgia's mid-twentieth century's economic and architectural history. Many of these resources are associated with a specific modern architect and exemplify the post-World War II era. Atlanta, Augusta, Columbus and Savannah have particularly high concentrations of Recent Past properties, but these are also found in many other cities and towns across the state.

McNeill Residence, Thomson, McDuffie County

One of the more abundant modern resource types in Georgia is the iconic Ranch House. During the past few years, HPD has been focusing on their evaluation and preservation. In May of 2010, through a partnership with the Georgia Transmission Corporation and the Georgia Department of Transportation, HPD released a publication exclusively focusing on Ranch Houses. *The Ranch House in Georgia: Guidelines for Evaluation* is available in the historic resources section of HPD's website.

For more information about preserving historic resources of the Modern era, check the following websites:

- Georgia Docomomo: www.docomomoga.org
- Recent Past Preservation Network: www.recentpast.org

Historic Buildings, Districts and Appropriate Signage

The way signage is developed in historic districts can have a significant impact on the aesthetic and historic character of a community, as well as on the accessibility and economic health of local businesses. Signage on a historic building within a historic district is a complex issue. By its nature, signage is impermanent. When a building's tenants change, the building signage then changes to reflect the new occupants. On occasion, a reminder of previous signage can remain, giving a glimpse into the past history of a building. As new technology develops that can be used for signage, new elements are introduced to historic buildings and historic districts. The following is a series of considerations and suggestions for historic places. This should be taken as a guide in developing a specific set of requirements for a historic area. Each area will need to take the local situation into account and develop a more specific set of requirements

Facade Signage, McDonough, Henry County (Photo Courtesy of Dean Baker)

for each location. Signage regulations are usually enforced by a sign ordinance or other local code requirements.

Building Signage

Most signage in a historic area relates to individual commercial structures. The three types of signage usually seen on a commercial structure are facade, projecting, and window. A facade, or street-facing front of a building was most often designed with a space to contain a sign for a business. Usually, this space is created by recessing a rectangular area above the main entry and windows and is centered in this area. This space usually is filled with a painted board, but can also include individual letters or other variations. Lighting for this type of sign, if any, would be from fixtures extending from the parapet or just above the sign indentation and directed at the sign. Internally lighted channel lettering or sign boxes should be avoided on historic buildings unless these were included as an integral design element of the original construction.

Projecting signage is perpendicular to the facade of a structure and is seen by pedestrians walking down the sidewalk alongside a building, or by passing motorists. Projecting signage is more often lighted, either by fixtures directed at the projecting sign or by the use of neon tubing or other innovations. Size and placement vary widely depending on the building and local situation.

Window signage is usually lettering painted on the inside of the glass panel. It can be found anyplace there is smooth, clear glass. Traditionally, window signage uses gold and black paint colors. This choice is a practical one for the reflective nature of the gold paint as well as the inherent stability of the pigment colors that keep the signage from fading in direct sunlight.

Freestanding or pole signage is not usually a part of traditionally developed pedestrian-oriented commercial structures or districts. As development and usage patterns change, structures that were once residential become commercial and commercial districts that were once compact expanded outward and became more automobile-oriented. Buildings that would have once been built to the sidewalk now are set back from the street and signage needed to catch the eye of the driver rather than the pedestrian. Signage for auto-oriented and residential-to-commercial conversions should be in character with the surrounding historic areas. A preferred treatment would be for

Street Level Signage, McDonough, Henry County (Photo Courtesy of Dean Baker)

freestanding signage to be mounted on a brick base and be lighted externally by fixtures directed at the sign. Dimensions need to be regulated locally depending on the situation. Tall pole-mounted internally lighted signs are best avoided within a historic area.

Directional Signage

Within a historic district, there are other reasons to include signage aside from identifying individual businesses or other tenants in a building. These include directional or way finding signage, business listings to help make finding a location easier, and general district signage that helps in identifying a historic area and encouraging a stronger sense of place.

Business listings and way finding are two common inclusions in a historic district. Most often these signs include a header identifying the district followed by a series of business, local attraction or route identifiers and arrows. These types of signs need to be considered, easily changed and updated with an identified contact person, such as a Main Street or Better Hometown Manager to help keep them current and up-to-date. One common solution is to have a bracket for the location or district followed by a series of simple panels connected by chain links that can be quickly changed to include new businesses and remove those that have left.

District Signage

Within a historic district, there are many opportunities to include visual elements that can identify a local district and help in providing a sense of being someplace special. One of the most common of these is welcome signage. This can be specific to a location and be a freestanding sign that welcomes motorists as they drive into a local district or a more standard brown metal highway sign that simply acknowledges that you are now entering a historic district.

One way to help tie a historic district together, especially if it includes a residential component, is to add a small sign atop the regular street signs. Usually these are the same metal fabrication as the street signs and are mounted on top of the intersecting street signs. These small district signs help to identify that one is in a special place without having to incur significant expense.

Temporary Signage

Elements that can add vibrancy to any area, especially a historic district are flags and pennants. These elements are relatively low cost and can change the look for an event such as a festival or parade. These can be unified, such as a series of American flags for an Independence Day Parade or can be encouraged but left to the desires of the building owners or tenants. Pennants hung from light poles in a downtown area are another popular way to add life to a district. These pennants also need to have a designated contact person to ensure that they are maintained and potentially rotated for seasons, such as Christmas, or special events such as a local festival.

Other temporary signage used by local businesses can include banners and A-frame sidewalk signs. Banners are a visually impacting way to signify an important event such as a farmers market, road race or festival or simply a sale at a local business. These signs being temporary in nature need to be regulated by ordinance and inspected to ensure that they do not become frayed, torn or permanent. A-frame signs are another way for a business to draw attention without adding another permanent sign. The main consideration in allowing these signs is sidewalk width. If there is plenty of passable space for pedestrians, A-frame signs can be a pleasant addition, and be especially useful for indicating specials at a restaurant or new items at a store. Usually these are put out when a business opens each day and removed from the sidewalk at closing.

Preserving Historic Signs

On occasion, there are signs that have gained a certain kind of local significance whether it is from a beloved local business or a painted sign on the side of a building that has stood the test of time and remains long after the business or item advertised is gone. Significant local signage, especially neon-lit perpendicular signage can be kept in place and maintained or restored. Additional signage to identify current tenants should be placed away from the historic signage. These historic signs should be considered a cultural element and not be counted against any dimensional totals contained within a standard sign ordinance. This will keep the tenant or building owner from being penalized for preserving a historic feature.

SECTION 5: TOOLS AND STRATEGIES FOR LOCAL PRESERVATION PLANNING

This section outlines steps a local community can take to preserve and protect historic properties, from the legal framework provided by the Georgia Historic Preservation Act of 1980, to preservation tools and issues to consider. Preservation partners and programs that can provide additional assistance are also discussed in the pages that follow. Resource spotlights that highlight local community landmarks and preservation projects from across the state are included as well.

Creating a Shared Vision for Local Historic Preservation

Before beginning any local preservation effort, it is important to look at your community's vision of what should be preserved and protected and how this fits into long-term planning goals. The process of forming a shared vision can be achieved with the assistance of preservation professionals at the city, county, regional and state level. Historic preservation planners have both professional and educational backgrounds in helping formulate shared ideas and goals for your community. A simple way to begin the process is by sending out a general question-and-answer survey to community members about their understanding, interest and concerns related to historic preservation. The community survey could be an online survey posted on the city or county website or a paper survey distributed through the mail, local newspaper, or possibly distributed through city, or county departments.

Another key step to developing this shared vision is to collaborate with community members who are already working on behalf of your community's historic resources. Historical society members, local preservationists, and other related club members (such as garden, civic, and local women's clubs) may be involved with projects relating to historic preservation. These individuals may have knowledge about your community's historic resources, about efforts to protect them and about what still needs to be addressed. To find more information on local historical societies please reference the Georgia Secretary of State website at www.sos.ga.gov.

Coastal Regional Commission of Georgia, Historic Preservation Advisory Committee, Brunswick, Glynn County (Photo Courtesy of Jason Kotarski)

Looking at surrounding communities may also benefit your own local preservation efforts. Many communities already have properties listed on the National Register, a local historic preservation ordinance in place, an appointed local historic preservation commission, and/or Certified Local Government (CLG) designation, or other national designations such as Preserve America community status. Surrounding communities may also have a part or full-time preservation planner who could discuss different preservation planning strategies with you. Finally, remember that your regional commission's historic preservation planner can provide suggestions and support your planning goals.

Local Historic Preservation Ordinances and Historic Preservation Commissions

Adopting a local preservation ordinance, appointing a historic preservation commission, and designating historic properties or districts are the best steps to take to protect the historic character of buildings, neighborhoods, and landmarks from inappropriate alterations, incompatible new construction, and outright demolition. Neither state nor federal historic preservation designations offer this level of protection.

The Georgia Historic Preservation Act of 1980 is the state enabling legislation that sets forth a uniform procedure for local governments to enact a preservation ordinance for the purpose of providing "protection, enhancement, perpetuation, or use of historic properties or historic districts." The Act outlines the requirements for local governments to enact a preservation ordinance, as well as the appointment and responsibilities of local historic preservation commissions and the designation of historic properties or districts. Please see Appendix

B of this publication for more information about the Georgia Historic Preservation Act.

Establishing Your Community's Historic Preservation Commission (HPC)

Historic Preservation Commission Training, Elberton, Elbert County (Photo Courtesy of Jennifer Martin Lewis)

As noted above, your local government can adopt a preservation ordinance to protect historic properties within its jurisdiction. The ordinance will include the establishment of a local Historic Preservation Commission. The HPC is appointed by the Mayor and approved by the city council and typically consists of five to eight members (must have a minimum of three members). All members must have their primary residence in the community for which they are serving. Owning property within a commercial historic district will not fulfill the residency requirement. Neither does owning a home within the municipality and living outside of the jurisdiction. If an interested property owner wants to be involved but does not meet the residency requirement, he or she can serve in a non-voting ex-officio capacity on the commission.

As specified in the Georgia Historic Preservation Act, the HPC is charged with the following:

- Preparing an inventory of all property having the potential for designation as historic property
- Recommending to the local governing body specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts
- Reviewing and approving applications for rehabilitation or other construction work on designated historic properties or districts (referred to as "certificates of appropriateness")
- Recommending to the local governing body any designations that should be revoked or removed
- Recommending how to restore or preserve any historic properties acquired by the municipality or county
- Promoting the acquisition by the governing authority of facade easements and conservation easements
- Conducting an educational program on local historic properties
- Conducting studies or investigations relating to historic preservation as the local governing body or the commission may need
- Seeking out state and federal funds for historic preservation
- Consulting with historic preservation experts at the state and national levels
- Submitting to the state historic preservation office a list of historic properties or historic districts that have been locally designated

As you can see, adopting a local historic preservation ordinance and establishing a historic preservation commission are ideal ways to ensure a comprehensive local historic preservation program! To learn more detailed information about establishing your HPC, please see the community assistance section of HPD's website at www.georgiashpo.org.

ASSISTANCE FOR HISTORIC PRESERVATION COMMISSIONS

The Certified Local Government (CLG) Program

Under the National Historic Preservation Act of 1966 as amended, local governments can apply to be certified by HPD and the National Park Service (NPS) as Certified Local Governments (CLGs). A city or county that has enacted a preservation ordinance, enforces it through a local HPC, and meets basic preservation requirements outlined in the procedures for Georgia's CLG program is eligible to apply. If your community is interested in becoming a CLG, details of the procedures and requirements are available in the community assistance section of HPD's website or by contacting HPD's CLG Coordinator. The website also includes a current list of Georgia CLGs.

One of the benefits of CLG status is eligibility to apply for CLG grants from HPD. Local governments have found these grants useful for providing seed money to help initiate larger projects. These local governments often phase preservation activities over several years to build larger, more meaningful projects. The CLG program reinforces state legislation and perhaps more importantly, brings a national perspective to local resource protection. Section 7 of this primer provides more information on CLG grants.

Georgia Alliance of Preservation Commissions (GAPC)

The Georgia Alliance of Preservation Commissions (GAPC) is an independent non-profit organization dedicated to providing support to local historic preservation commissions. Its purpose is to provide a forum to promote communication among historic preservation commissions and help coordinate their efforts throughout the state; to promote and support educational activities that enable preservation commissions to more effectively administer local programs and ordinances; and to serve as a public information and educational resource on matters affecting locally designated historic districts and the work of preservation commissions. For more information on GAPC, please see www.uga.edu/gapc.

National Alliance of Preservation Commissions (NAPC)

The National Alliance of Preservation Commissions (NAPC) is the only organization solely devoted to representing the nation's historic preservation commissions. NAPC manages an information network to help local commissions accomplish their preservation objectives. The Alliance also serves as an advocate at federal, state and local levels of government to promote policies and programs that support preservation commission efforts. Alliance headquarters are located here in Georgia. For more information about training, support and assistance from NAPC, please see www.uga.edu/napc.

PRESERVATION TOOLS AND ISSUES

Design Guidelines

After your community's preservation ordinance is passed, the HPC can help provide information to the public on your shared preservation planning goals and may take on the task of establishing local historic preservation design guidelines. Design guidelines are guidance developed by local governments to protect and preserve the historic character of local historic districts. These guidelines are one of the best tools to achieve that goal. They identify important architectural and stylistic characteristics of a local historic district, and they also provide guidance on how to go about preserving these characteristics in preservation projects. Many HPCs hire a consultant to help develop these guidelines. The City of Tifton's design guidelines are one example from Georgia that can be accessed on HPD's website.

Infill Construction

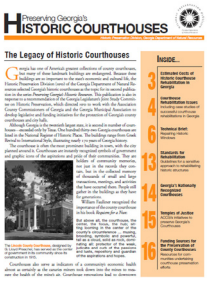
Compatible new infill construction and complementary design strengthen the existing character of historic districts and may have a positive impact on property values. When new infill construction does not fit within the context of the existing historic neighborhoods and commercial areas, lasting negative impacts including reduced sunlight, reduced viewshed, privacy and even a decrease in property values may result. Therefore, it is essential that the character-defining features of historic districts are considered in the design and construction of new infill buildings. Appropriate infill construction takes design cues from nearby buildings but does not exactly replicate historic building types and styles. Creative, complementary design of new infill buildings should be encouraged. Regulations for new infill construction should stipulate the context of development such as the setback, height, bulk and massing, materials, location of garages and parking, in order to maintain the rhythm of the street and ensure that the building's general envelope complements existing historic structures.

Cook County Courthouse, Adel, Cook County

Preserving Community Landmarks

One of the most important goals to consider for your community is preserving the community landmarks that have historically served day-to-day functions for your citizens. These may include county courthouses, city halls, schools, libraries, cemeteries, jails, depots, fire stations, gas stations, industrial buildings, theaters, lighthouses and historic bridges. These resources, if retained and preserved, serve as anchors in your community and can bring strength to future preservation planning endeavors. Preserving these structures often involves working with local government officials and private property owners to promote the retention of civic and cultural functions downtown so that buildings such as the post office, the courthouse, and theaters, among others, can maintain their traditional uses. Keeping these functions downtown will increase the economic health of a community's businesses, provide other commercial services for citizens and visitors alike and will also provide needed services to in-town residential neighborhoods.

Below: *Courthouse Publication Detail*



Preserving Georgia's
HISTORIC COURTHOUSES

The Legacy of Historic Courthouses

Georgia has one of America's greatest collections of county courthouses, but many of these landmark buildings are endangered. Because these historic courthouses are important to our state's heritage, the Georgia Historic Preservation Division (one of the Georgia Department of Natural Resources) selected Georgia's historic courthouses as the topic for its annual publication in the series *Preserving Georgia's Historic Resources*. This publication is also an outgrowth of the Georgia Historic Courthouse Initiative, a program that focuses on Historic Preservation, which directed one to work with the Association County Commissioners of Georgia and the Georgia Municipal Association to develop legislative and funding initiatives for the promotion of Georgia's county courthouses and city halls.

Although Georgia is the twentieth largest state, it is second in number of courthouses—exceeded only by Texas. One hundred thirty-two Georgia courthouses are listed in the National Register of Historic Places (NRHP). They range from mid-19th century Greek Revival to mid-20th century International Style, illustrating ready civic pride of Georgia's towns.

The courthouse is often the most prominent building in a town, with the city planted around it. Courthouses are instantly recognized symbols of government and graphic icons of the aspirations and pride of their communities. They are

not just in the records they contain, but in the collected memory of generations who have met there for transactions, meetings, and activities that have occurred there. People still gather in the buildings as they have for generations.

William Faulkner recognized the importance of the county courthouse in his book *Requiem for a Nun*.

And above all, the courthouse, the square, the square with the courthouse rising incurving in the center in the middle of the square, the square with the courthouse, symbolic and powerful, tall as a church, solid as rock, quiet, serene, and unalterable, the courthouse and not just the courthouse but the square with the courthouse in the center of the aspirations and hopes.

Courthouses also serve as indicators of a community's economic health, above as certainly as the cancerous mitosis rush down into the mines to measure the health of the convict. Courthouse renovations lead to downtown

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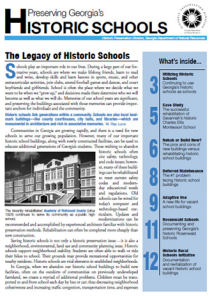
4 Courthouse Rehabilitation Issues
6 Technical Brief: Accessibility in historic courthouse rehabilitations in Georgia
8 Technical Brief: Lighting in historic courthouses
13 Standards for Rehabilitation: Guidelines for a sensitive approach to rehabilitating historic structures
14 Georgia's Nationally Significant Courthouses
15 Vignettes of Jackson County Courthouse: Preserve Georgia's Courthouses
16 Funding Sources for Historic Courthouses: County Courthouses: Resources for comprehensive courthouse preservation efforts

Historic Courthouses

Georgia contains the second largest number of intact historic courthouses in the United States, only exceeded by Texas. One hundred thirty-three Georgia courthouses are listed in the National Register of Historic Places (NRHP). They range from mid-19th century Greek Revival to mid-20th century International Style. For more information about Georgia's Historic Courthouses please reference *The Georgia Courthouse Manual* in the historic resources section of HPD's website. This manual provides information about protecting, preserving and promoting a community's historic courthouse. Also available on HPD's website is the publication *Preserving Georgia's Historic Courthouses*.

Right: *Ocilla School, Ocilla, Irwin County*
Below from top: *Schools Publication Detail, Cemetery Publication Detail*


Preserving Georgia's
HISTORIC SCHOOLS

The Legacy of Historic Schools

What's inside...

Preserving Georgia's
HISTORIC CEMETERIES

The Legacy of Historic Cemeteries

INSIDE...

Historic Schools

Georgia's historic schools are a source of pride and shared memory, and they typically are a sought-after resource for adaptive reuse. Historic schools have re-use possibilities as housing, community centers, art venues, and museums. For more information about Georgia's historic schools, please reference HPD's publication *Preserving Georgia's Historic Schools* in the historic resources section of HPD's website. This publication outlines the importance of planning for the future of these historic schools and includes case studies of successful adaptive re-use projects to share with your community.

Historic Cemeteries

Historic cemeteries are community landmarks that reflect the shared cultural practices and memories that bind people in communities. Sometimes the funerary rituals of a particular cemetery persist across multiple generations forging a deep-rooted connection between the living and the dead. Cemeteries are also significant green spaces, especially in urban areas. In 2007, HPD released a publication *Preserving Georgia's Historic Cemeteries*. It is available in the historic resources section of HPD's website. Hard copies are also available, while they last, by contacting HPD.

Historic Places of Worship (Churches, Mosques, Synagogues and Temples)

Historic churches, mosques, synagogues and temples are community landmarks not only for their architectural and historical significance but also for the myriad ways they provide services to the community. The social, cultural, and economic value that "sacred places" provide through activities such as youth programs, day care centers, food pantries, soup kitchens, and community meeting spaces should not

be under-estimated. *Sacred Places at Risk*, a study by the non-profit organization Partners for Sacred Places, documents the community-services value of these congregations, as well as the significant preservation needs of historic religious properties that have suffered from deferred maintenance.

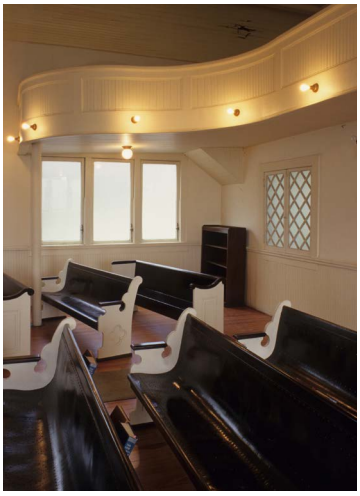
Virtually every community in America has religious buildings of historic and architectural significance whose congregations provide valuable community services. Historic preservationists can cultivate partnerships with these congregations to find ways to ensure that the historic buildings and the services their congregations provide

Resource Spotlight: Basket Creek Cemetery, Douglasville, Douglas County

The Basket Creek Cemetery is located northwest of the Chattahoochee River off State Highway 166 in Douglas County. Founded in 1886, this site contains 110 known burials of African American members of the Basket Creek Baptist Church. While thousands of cemeteries exist throughout the state, Basket Creek is distinctive because of its exceptional and rare grave mounds. The cemetery was listed in the National Register in 2009.

Grave mounding is a type of funerary ritual that was introduced in Georgia by slaves from West Africa during the late 18th century. The practice had largely disappeared statewide by the mid-20th century as many rural Southern black communities were dispersed nationally during periods of migration. The mounding ritual involves forming and continually maintaining sculpted red-clay mounds to perpetually commemorate the life of the deceased. Each one-foot high triangular-shaped mound runs the length of the grave. This funerary ritual is still observed at Basket Creek. The cemetery is maintained through the supervision of the cemetery's presentation team, comprised primarily of contemporary church members and the descendants of those buried at the site. Basket Creek Cemetery is the last remaining vestige of a turn-of-the-20th century African American community located in south Douglas County. Similar remaining examples of grave mounding in African American cemeteries have been documented in Alabama, Louisiana, Arkansas, and Texas. Basket Creek Cemetery is an excellent example of the preservation of a historic resource through the continued investment of a community. Preservationists who maintain the site hope the National Register listing, in addition to the attention the resource has received in the *Atlanta Journal Constitution*, *Douglas County Sentinel*, and from the Douglas County Board of Commissioners, will draw more awareness about the unique significance of this cemetery. They also hope that the publicity will attract the attention of younger members of the community who are needed to continue this important burial tradition.

Basket Creek Cemetery, Douglasville, Douglas County



Above from left to right: *B'nai Israel Synagogue, Thomasville, Thomas County; The Cathedral of Saint John the Baptist, Savannah, Chatham County*

remain integral to community life. Technical assistance, training and materials are available through the Partners for Sacred Places website: www.sacredplaces.org.

Dialogue among congregation leaders, civic and community leaders, and public officials can generate creative ways of assisting congregations to properly maintain their buildings so they can continue to worship and provide community-wide services. Another issue many communities struggle with is how to accommodate a house of worship's need to expand, when additional structures or parking facilities are required, without significantly altering the character of the historic building and the surrounding historic area. Preservationists and local permitting officials could enhance their outreach to these congregations to encourage sensitive additions and discuss alternatives to parking, such as sharing parking facilities with other institutions or providing alternative ways of transportation to and from services and community events.

Historic Jails

Across Georgia historic jails are being preserved and rehabilitated for innovative uses. These buildings often find adaptive reuse as the homes of local organizations such as historical societies, local history museums and sometimes even county government offices. They are becoming increasingly recognized for their impressive construction techniques and the quality of their building materials.

Historic Theaters

Georgia has more than one hundred historic theaters. Some have received assistance through local government, college and university funding. Many have been rehabilitated through private funds. These landmarks of fine craftsmanship, distinctive architectural design and

shared memory help bring a community together and become important to generations of Georgians.

Historic Train Depots

Historic train depots are found all across Georgia, and many of them have been successfully rehabilitated for reuse. Thanks in part to federal transportation enhancement funds through the Georgia Department of Transportation, many communities have performed extensive rehabilitations and brought these significant community landmarks back to life.

Resource Spotlight: Old Pickens County Jail, Jasper, Pickens County

Serving from 1906 to 1982, the Old Pickens County Jail is located in Jasper, Pickens County, and is the county's third jail. Designed by J. W. Golucke, a well-known Georgia architect, this historic jail sits at a prominent downtown location and is notable for its Romanesque Revival and Victorian Gothic marble facade.

The jail now serves as a historic museum and offers interpretive guided tours for visitors to learn about the history of Pickens County law enforcement in the early to mid-20th century. The museum is a major attraction for downtown Jasper. Through a cooperative effort, the Marble Valley Historical Society (MVHS) prepared a walking tour of the ten most historic downtown buildings, including the historic jail.

Prior to its rehabilitation and reuse, the unsecured jail building, littered with trash and debris, was not always a preservation success story. In 1982, the sheriff, county commissioner, and members of the MVHS began preservation efforts and negotiations to save the building. Within months, under an informal arrangement with the commissioner and sheriff, MVHS moved into the building and began the rehabilitation process. Early in the project, MVHS prepared a successful National Register nomination, which resulted in increased credibility for their local preservation planning efforts. MVHS raised funds and contracted with a historic preservation architect. Project work included roof repair, upgrading wiring to code, re-pointing mortar, and adding a public restroom, and handicap-accessible ramp. The museum began operations in 2004; volunteers increased, as did the demand for guided tours and additional interpretive displays.

Success was largely due to the dedication of local preservationists at the MVHS who had a vision for the preservation and interpretation of the history of Pickens County. The Society has received no government funds as yet, and all renovations and improvements have been funded by the MVHS donations. The building is owned by Pickens County with all support and management provided by MVHS members. For more information about the Old Pickens County Jail, please see www.marblevalley.org.

Historic Pickens County Jail, Jasper, Pickens County (Photo Courtesy of Linda Geiger)

Tybee Post Theater, Tybee Island, Chatham County (Photo Courtesy of Cullen Chambers)

Resource Spotlight: Tybee Post Theater, Tybee Island, Chatham County

After closing as the Beach Theater in the mid 1960s, the historic Fort Screven Post Theater's future remained in doubt for years as numerous owners and plans were considered. In 2000, a local land developer, who claimed that the building was structurally unsound and therefore should be torn down to make way for condos, purchased the theater. When he applied for a demolition permit, the Tybee Island Historical Society (TIHS) offered to lease the property with the potential to purchase the property. Citizens of Tybee Island rallied behind the TIHS and also urged the Tybee City Council to take steps to save the Post Theater. In August of 2000, the City Council of Tybee Island and the TIHS forged a partnership and leased the Post Theater from the owner. A Post Theater Committee, headed by the historical society executive director and city council member, was formed and a series of public forums were held to solicit support and ideas from the local community. Once it became clear that there was a high degree of support and also a need for a multi-purpose cultural center on Tybee, the TIHS purchased the theater from the owner to remove any chance of its being lost to future generations. Over the next two years, a structural engineering study was funded by the Society, which determined that the building was structurally sound and could support its role as a multi-purpose cultural facility. In 2003, a new group of preservation-minded citizens formed a new non-profit organization known as the Friends of the Tybee Theater to begin the process of planning for the theater's role in the community. They held numerous fund-raising events, which were well attended, clearly indicating broad public support for the theater.

The Friends of the Tybee Theater became a 501(c) 3 non-profit organization and began steps to purchase the building from the TIHS. In 2005 the City of Tybee Island funded the group's request for $350,000 in SPLOST funds to repair the roof system. The Friends group purchased the theater from the Historical Society in 2007 when SPLOST funds were made available and a comprehensive roof repair project was completed. In 2009, funding for restoration of the theater's front doors and windows was of most importance, and a $20,000 Georgia Heritage grant from HPD was awarded to the Friends group. This was the first project in Georgia funded

with proceeds from the Georgia Historic Preservation License tag sales, one of Georgia's specialty automobile tags. In 2010 several individuals made significant contributions to the project, including actress Sandra Bullock. The City of Tybee Island has pledged a $65,000 grant, contingent upon the Friends group raising an equal amount. Representatives of the Tybee business community have also pledged to raise $100,000 towards the project, which is estimated to cost $1 million more to complete.

It took a community to save the historic Tybee Theater, beginning with the THIS and City of Tybee Island forming a lease-to-buy agreement, which provided time for the community to rally behind saving this important historic and cultural facility. With SPLOST funds from the City and Chatham County, the structure was stabilized. The Georgia Heritage grant, which funded the restoration of the front doors and windows, provided tangible progress to the restoration project and a public perception that the building had not just local historical significance but was recognized and rewarded for its significance on a state level. The improvements to the front facade renewed public appreciation for the historic and cultural potential of the theater, and a level of support and excitement brought new energy to the effort to save the Fort Screven Post Theater.

Resource Spotlight: Historic Elberton Depot, Elberton, Elbert County

The Elberton Depot is owned by the Elbert County Historical Society and operated as a museum and organization headquarters. The 1910 depot is distinctive for its "Ludowici" clay-tile roof, produced by the company in the town of Ludowici that once manufactured the historic tile roofing material. In 2004, the Elberton Depot's tile roof was severely leaking and needed repairs to prevent further water infiltration. The leaky roof also potentially threatened the Society's museum collections. The Elberton community valued the historic roofing material for its distinctive appearance, quality, and importance to the historic integrity of this National Register-listed property.

In 2007, the Elbert County Historical Society secured a $19,000 Georgia Heritage grant through the HPD to provide financial assistance for the roof's repair. Repairing original tile roofs is expensive and requires the expertise of a roofer familiar with this historic roofing material. Matching funds for the state grant were secured from the sale of Elbert County Historical Society publications of his-

Below from left to right: *Elberton Depot, Elberton, Elbert County; Elberton Depot Ludowici Roof Detail (Photos Courtesy of Burke Walker)*

torical books on architecture and other topics related to Elberton's history. Donations by community members were also secured.

Most importantly, the project involved extensive preservation advocacy. While many individuals favored the more cost-effective alternative to replace the tile roof with more conventional asphalt shingles, the historical society continued to educate the public about historic roofing and its importance to the building's historic architecture. While the roofing repairs cost around $40,000, the project resulted in a functional roof and a building that looked as it did when constructed in 1910. The Georgia Heritage grant, in large measure, provided the needed incentive to allow the Elbert County Historical Society to re-roof the building and encourage a shared community preservation effort to complete the rehabilitation appropriately. For more information about Elberton and continued preservation efforts, please see www.elbertco.net.

Resource Spotlight: Jesup Bus Station and Depot

The historic former Jesup Bus Station was brought back to life with the relocation of Sugar and Spice Bakery in October 2006. The project is an important component of downtown revitalization plans of the City of Jesup and its downtown railroad corridor.

Built in the 1950s as a feed store, adjacent to the railroad tracks in downtown Jesup, the structure was converted to bus station use in the 1960s. It served as the Greyhound/Trailways Bus Station for approximately a decade. Although locally remembered and referred to mostly as the bus station, the building was also subsequently a freight office, taxi service, and pool hall. The City of Jesup purchased the vacant but structurally sound building and obtained a United States Department of Agriculture (USDA) grant several years later in 2004-2005 to help rehabilitate it. Sugar and Spice Bakery currently occupies the building, which it rents from the City of Jesup.

The covered pavilion area on the rear of the bakery, a remnant of the building's years as a bus station, is currently being used for the Jesup Farmers' Market. A joint project of the Jesup Downtown Development Authority and the Jesup-Wayne County Tourism Board, the market began in late June 2010 and is open on Friday afternoons and Saturday mornings. It provides local farmers with a market for their produce and attracts area residents and visitors to downtown Jesup. The adjacent former Western Union office building may be used in the future to further support the farmers' market, as needed.

Jesup Greyhound Bus Depot, Jesup, Wayne County (Photo Courtesy of Robin Nail)

The historic Jesup Depot is adjacent to the former bus station. Built in 1902 to replace an earlier depot, the train station sustained heavy damage in a 2003 fire. Rehabilitation plans are currently being completed to return the depot to community use, providing a waiting area for Amtrak passengers, office space for the Tourism Board, and a multi-purpose room for rent. The community was able to obtain a special federal transportation earmark for the depot's rehabilitation. Jesup is one of only two stops in Georgia (other is Savannah) along Amtrak's Silver Meteor/ Palmetto line between New York City and Miami. It is utilized by people from all over South Georgia who come to Jesup to catch the train or pick up travelers.

Rehabilitation of the Jesup Bus Station, establishment of the farmers' market, and the planned rehabilitation of the Jesup Depot are important components of Jesup's continuing downtown revitalization efforts. Other efforts in recent years have included Georgia Department of Transportation Enhancement grant-funded streetscape improvements, addition of a train enthusiasts' viewing area, restoration of a historic caboose and railroad workers section house, renovations to the Wayne County Courthouse, and the City of Jesup's rehabilitation of the Work Projects Administration (WPA)-era post office for its new city hall.

Historic Bus Stations

Although these may not be as highly recognized as train depots, historic bus stations are another community resource that can be rehabilitated and adaptively reused. Transportation enhancement funds through the Georgia Department of Transportation are available for this type of project.

Historic Bridges

Historic bridges are iconic structures in many communities. The passage of time, increased traffic volume, and technological obsolescence have taken a toll on these functional structures: however, historic bridges can become pedestrian bridges, interpreted with historic markers or appropriate signage, or, as a last resort, even moved. Of particular interest are Georgia's wooden covered bridges. The Georgia Department of Transportation utilized transportation enhancement funds to restore more than a dozen of these surviving structures and kept many of them in continued service on low-volume rural roads.

Historic Watson Mill Bridge, Madison County

Historic Gas and Filling Stations

Another transportation-related resource often overlooked is the historic gas and filling station. When compared to the large-scale, multi-pump stations that proliferate in the modern landscape, these small, historic gas stations are important reminders of the beginnings of the "automobile era." These stations can also be adaptively reused.

Above: *Historic gas station adaptively reused as the Greenville City Hall, Greenville, Meriwether County (Photo Courtesy of Lynne Miller)* Below: *Historic Porterdale Mill, Porterdale, Newton County*

Historic Industrial Buildings

The preservation of historic industrial buildings has boomed in Georgia over the past fifteen or more years. Formerly abandoned mill buildings have been given new life and adaptively reused as apartments and condominiums, retail centers, offices and museums. Major rehabilitations of textile and other types of industrial mills have had positive impacts on cities such as Rome, Macon, Columbus, and smaller communities, such as Porterdale. The success of these industrial rehabilitations has also increased commercial interests and economic opportunities in these areas.

Resource Spotlight: Porterdale Lofts, Porterdale, Newton County

The Porterdale Mill Lofts, a 300,000 square foot complex recently developed by Walter Davis (formerly the site of the historic Porterdale mill), sits on the banks of the Yellow River in Newton County. This $20 million investment received both federal and state rehabilitation tax credits. The City of Porterdale also encouraged the success of the project by offering the developer local financial incentives. The successful rehabilitation of the historic mill complex, listed on the National Register in 2001, created 150 loft apartments in a previously vacant and deteriorated building. This project received a Georgia Trust for Historic Preservation Award in 2006. The Porterdale Mill Lofts economic impact on the greater Porterdale area has been positive, as other businesses have increased in the area. The lofts were 80% occupied before completion and entirely rented after the rehabilitation. The Porterdale Mill Lofts are well sought-after and have a waiting list for prospective tenants. For more information on the Porterdale Lofts and Porterdale, Newton County, see www. porterdalemill.com and www. cityofporterdale.com.

SECTION 6: OTHER PRESERVATION PARTNERS AND PROGRAMS

This section of the *Preservation Primer* outlines other preservation partners and programs to assist you locally. They provide additional resources to help your community protect and preserve its historic resources.

REGIONAL PRESERVATION PLANNING

Georgia has twelve Regional Commissions (RCs) that provide comprehensive planning assistance to local governments, individuals, and organizations. Most of these commissions employ a historic preservation planner who provides preservation planning services in coordination with HPD and other state agencies. Limited funding for these planners is provided by HPD.

Following is a list of all regional commissions, the counties they serve, and their office locations. Information on how to contact individual preservation planners at each commission is available on line at www.georgiashpo.org.

Central Savannah River Area Regional Commission, Augusta:
www.csrardc.org
Counties: Burke, Columbia, Emanuel, Glascock, Hancock, Jefferson, Jenkins, Johnson, Lincoln, McDuffie, Richmond, Taliaferro, Warren, Washington and Wilkes

Coastal Regional Commission of Georgia, Brunswick:
www.crc.ga.gov
Counties: Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh and Screven

Heart of Georgia - Altamaha Regional Commission, Baxley:
www.hogarc.org
Counties: Appling, Bleckley, Candler, Dodge, Evans, Jeff Davis, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler and Wilcox

Middle Georgia Regional Commission, Macon:
www.middlegeorgiarc.org
Counties: Baldwin, Bibb, Crawford, Houston, Jones, Monroe, Peach, Pulaski, Putnam, Twiggs and Wilkinson

Northwest Georgia Regional Commission, Rome: www.nwgrc.org
Counties: Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Pickens, Polly, Walker and Whitfield

Georgia Mountains Regional Commission, Gainesville:
www.gmrc.ga.gov
Counties: Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White

Northeast Georgia Regional Commission, Athens: www.negrc.org
Counties: Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe and Walton

River Valley Regional Commission, Americus:
www.rivervalleyrc.org
Counties: Chattahoochee, Clay, Crisp, Dooly, Harris, Macon, Marion, Muscogee, Quitman, Randolph, Schley, Stewart, Sumter, Talbot, Taylor and Webster

Three Rivers Regional Commission, Franklin:
www.threeriversrc.com
Counties: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson

Southern Georgia Regional Commission, Valdosta: www.sgrc.us
Counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Tift, Turner, Pierce and Ware

Southwest Georgia Regional Commission, Camilla:
www.swgrdc.org
Counties: Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas and Worth

Atlanta Regional Commission, Atlanta: www.atlantaregional.com
Counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale

Hay House, Macon, Bibb County

STATEWIDE PRESERVATION PARTNERS

In addition to the Georgia Department of Natural Resources (DNR), many state agencies assist with local historic preservation projects. Below are some of the agencies that deal with historic preservation through public and private involvement. Visit their individual websites to learn more about each agency.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) was created in 1977 to serve as an advocate for local governments. As outlined in its mission statement, DCA seeks opportunities that support "partnering with communities to help create a climate of success for Georgia's families and businesses." DCA operates a host of state and federal grant programs; serves as the state's lead agency in housing finance and development; promulgates building codes to be adopted by local governments; provides comprehensive planning, technical and research assistance to local governments; and serves as the lead agency for the state's solid waste reduction efforts. For more information about DCA, and its two offices that support local historic preservation efforts, please visit www.dca.state.ga.us.

DCA's Main Street and Better Hometown Programs, Office of Downtown Development

The Office of Downtown Development (ODD) coordinates the Georgia Main Street and Better Hometown programs. These programs assist Georgia cities and neighborhoods in the development of their core commercial areas. Assistance provided by ODD emphasizes community-based, self-help efforts grounded in the principles of professional, comprehensive management of core commercial districts.

Communities are expected to work within the context of historic preservation and the *National Main Street Center's Four-point Approach to Downtown Revitalization: Organization, Design, Economic Restructuring and Promotion*. As of 2010, over one hundred cities have joined these programs. For additional information, please see www.mainstreetgeorgia.org.

DCA's Office of Sustainable Development

In 1999 the Board of the Department of Community Affairs established statewide goals and adopted fifteen Quality Community Objectives (QCOs) that further elaborate these goals. They are intended to provide guidance, or targets for local governments to achieve, in developing and implementing their comprehensive plan. Heritage Preservation is included as one of the fifteen Quality Community Objectives. These QCOs are promoted by DCA and the Office of Sustainable Development in local, regional and statewide planning to help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. For more information about the Office of Sustainable Development, please see www.dca.state.ga.us/development/PlanningQualityGrowth.

Georgia Department of Economic Development

The Georgia Department of Economic Development (GDEcD) is the state's sales and marketing arm, the lead agency for attracting new business investment, encouraging the expansion of existing industry and small businesses, locating new markets for Georgia products, attracting tourists to Georgia, and promoting the state as a location for film, music and digital entertainment projects, as well as planning and mobilizing state resources for economic development. The department's tourism division promotes heritage tourism, including the preservation of historic cemeteries and theaters, and has an annual Tourism Product Development grant program which funds a variety of tourism projects, including rehabilitation of historic properties. The department works directly with communities across the state to encourage heritage tourism and recently partnered with HPD in the publication of a *Heritage Tourism Handbook: A How-To-Guide For Georgia*. To learn more about the GDEcD, visit www.georgia.org. To access a copy of the Heritage Tourism Handbook, visit the Economic Incentives section of HPD's website.

Georgia Department of Transportation: Transportation Enhancement Program

The Transportation Enhancement (TE) program, which is federally funded, was originally established in 1991 by the Intermodal Surface

Community Highlight: Cleveland Better Hometown, Cleveland's Historic Cemetery Project, White County

The City of Cleveland's Better Hometown director asked the Better Hometown chairman about establishing a Historic Preservation Committee to complement the National and Georgia Main Street Programs Four-Point Approach to downtown revitalization. The director considered this to be the single most important activity they did to advance the City's historic preservation projects, specifically the revitalization of the Historic Cleveland Cemetery.

First, the director and chairman identified three key individuals in the community who were particularly knowledgeable about local history: the president of the White County Historical Society, who was asked to chair the Historic Preservation Committee; a local historian who writes a weekly column in the local paper; and the Chairman of the Trustees for the Historic Cemetery. Knowing that the key to asking for donations for the project was to have the right persons in place, these three leaders and the Better Hometown director put together a committee that was passionate about the project and willing to approach individuals for support. Each committee member led by example and donated $1,000 to the cemetery project. The Board of Directors extended the Better Hometown boundary lines to include the historic cemetery, thereby enabling it to become a Better Hometown revitalization project.

Project Accomplishments: The committee knew that in order to galvanize community support for the project, a plan that individuals could see and buy into was needed. A local architect, who served on the Better Hometown's Board of Directors and on the Historic Preservation Committee, drew a rendering of a formal entrance. As a result, nearly $15,000 in cash and $27,000 in in-kind support has been raised for the project. The new rock pillars with wrought-iron archway bearing the name *Historic Cleveland Cemetery, Est. 1866*, have been erected. This action alone served as a powerful symbol to the community of the commitment to the project. As monies came in, additional rock pillars with bronze plates bearing the name of each sponsor were constructed. By showing continuous progress, these actions garnered further support and kept the project fresh in the minds of the community. The most recent addition is the installation of two sections of fence.

Working with Local Government: The cemetery project caught the attention of the White County Board of Commissioners which, when asked for support, contributed $3,000 to the project. Both the Board of Commissioners and the City of Cleveland contribute to the Cleveland Better Hometown administrative expenses. More recently, the White County Board of Commissioners made an additional contribution of $5,000 from the hotel/motel tax for a BBQ Competition hosted by Cleveland Better Hometown. The City

Cleveland Historic Cemetery, Cleveland, White County (Photo Courtesy of Maria Jurado-Flynn)

of Cleveland has also expressed an interest in assisting with the project with the possibility of new sidewalks.

Project Future- Inventory of Burial Sites: As part of the overall revitalization of the cemetery, the committee decided that an inventory of all gravesites was necessary. The Trustees of the Cleveland Historic Cemetery contracted with the Georgia Mountains Regional Commission's preservation planner and Global Imaging Specialist to carry out this inventory. Current data shows that the historic Cleveland Cemetery contains nearly eighty unmarked graves. The final product of the archaeological and high resolution mapping of the cemetery will be a complete inventory of all burial sites, the location of sterile sections for future internments, and the transfer of this electronic data into genealogical and other research oriented websites, as well as those of the Cleveland Better Hometown, the White County Historical Society and White County.

Project Results: The most positive aspect of this project is the preservation of one of White County's most important historic sites. The Historic Cleveland Cemetery is the resting place of some of the city and county's founding families and deserves to be preserved for future generations. Most importantly, the community has rallied around the project, and as a result, the Better Hometown program and what it does has gained the respect and support of the citizens of Cleveland and White County. The project also demonstrates how a specific goal, the revitalization of a historic cemetery, can be accomplished with proper leadership, collaboration and partnership. It also sets the groundwork for future preservation efforts in Cleveland and is a clear reminder of how individuals working together towards a common goal can make a difference.

Transportation Efficiency Act (ISTEA), reauthorized in 1998 as the Transportation Equity Act for the 21st Century (TEA-21) and in 2005 as the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). The goal of this program is to enrich the traveling public's experience through enhancements to our nation's transportation system. TE funds directly impact historic preservation by providing funding to develop cultural resource plans for archaeology and historic preservation, the revitalization of historic downtown commercial districts, preservation of historic roadways and railroad corridors, and the rehabilitation of transportation facilities for public adaptive re-use, such as chambers of commerce, welcome centers or museums. The Georgia Department of Transportation's (GDOT) Planning Office manages the TE program in Georgia. TE funds from the Federal Highway Administration reimburse sponsors up to 80% of a project's total cost with at least 20% match provided by the project sponsor. Individual projects can receive a maximum of $1 million. Since its inception, the TE program has provided local communities with funds for countless preservation projects throughout Georgia. Highlights include the rehabilitation of Georgia's historic covered bridges, lighthouses, lighthouse keepers residences, historic railroad depots, historic gas stations, bus stations and numerous streetscape projects in historic downtown areas.

Rhodes Hall, Atlanta, Fulton County (Photo Courtesy of Diane Kirkland)

Georgia Municipal Association

Created in 1933, the Georgia Municipal Association (GMA) is the only state organization that represents municipal governments in Georgia. Based in Atlanta, GMA is a voluntary, non-profit organization that provides legislative advocacy, educational, employee benefit and technical consulting services to its members. GMA's membership currently totals more than 502 municipal governments, accounting for more than 99% of the state's municipal population. A 56-member Board of Directors, composed of city officials, governs GMA. Program implementation is charged to the Executive Director and staff of over 80 full-time employees. For more information see www.gmanet.com.

HISTORIC PRESERVATION NON-PROFIT PARTNERS

The Georgia Trust for Historic Preservation

Founded in 1973, the Georgia Trust for Historic Preservation is one of the country's largest statewide historic preservation non-profit organizations. The Georgia Trust offers a variety of programs to engage individuals and communities throughout the state in historic preservation activities. Highlights of The Georgia Trust's programs include: the *Endangered Properties Revolving Fund* program, which provides effective alternatives to demolition or neglect of architecturally and historically significant properties by connecting owners of endangered historic properties with buyers who agree to rehabilitate appropriately; the *Partners in the Field* program which, through a partnership with the National Trust, enables The Georgia Trust to provide face-to-face, on-site assistance to historic property owners and community leaders across the state; the *Places in Peril* program, which annually identifies ten significant, endangered places throughout Georgia and encourages their preservation; the *Main Street Design Assistance* program, which offers design assistance to historic downtowns and communi-

ties; *Georgians for Preservation Action* (GaPA), which advocates for preservation and tax incentives in the Georgia General Assembly and U. S. Congress; and *Talking Walls*, The Georgia Trust's Heritage Education program that trains educators to use local historic resources such as photos, maps, oral histories and historic buildings as teaching tools in Georgia's mandated curriculum. To learn more about The Georgia Trust or to become a member visit www.georgiatrust.org.

Throughout Georgia numerous local public and private non-profit partners are making historic preservation possible by supporting individual communities and projects. See Appendix A for a list of Georgia's historic preservation local non-profit partners.

ADDITIONAL PROGRAMS AND ASSISTANCE

Historic Preservation Division, African American Programs

The Historic Preservation Division's (HPD) African American programs provides technical assistance to anyone interested in preserving Georgia's African American historic resources. The program also provides support to the Georgia African American Historic Preservation Network (GAAHPN) volunteer Steering Committee and produces the network's quarterly publication *Reflections*. GAAHPN's goals are to increase awareness of African American heritage and to encourage the preservation of historic resources associated with black history. For more information about how this program can assist your community and to learn more about significant African American historic resources throughout Georgia, please visit the historic resources section of HPD's website.

Historic Preservation Division, Georgia Centennial Farms

The Georgia Centennial Farms Program recognizes farms that have contributed to Georgia's agricultural heritage for 100 years or more. Recognition is given to farmers through one of three distinguishing awards: The Centennial Heritage Farm Award, The Centennial Farm Award, and The Centennial Family Farm Award. To learn more about this program, visit the historic resources section of HPD's website.

Local Facade Grant Improvement Programs

These are matching grants offered for exterior facade improvements in downtown commercial districts, typically operated through separate non-profit partnerships such as a Main Street Program or Downtown Development Authority. These are small grants usually ranging between $500 and $1,000 that reimburse businesses and commercial property owners for exterior improvements to historic storefronts.

Martin Luther King, Jr. National Historic Landmark District, Atlanta, Fulton County

There are many communities in Georgia that have put these programs in place, and they can be very effective catalysts for enhancing historic commercial buildings and revitalizing historic commercial districts. Requirements and procedures may vary, therefore it is best to check locally for more information about these programs.

Facade Easements

Owners of historic properties (defined as properties either individually listed in the National Register of Historic Places or contributing to a listed National Register district) may elect to put an easement on their property. This is an entirely individual decision made by a property owner, and it is an effective way of preserving a property in perpetuity. With a facade easement, an owner essentially donates the exterior of his or her building to a non-profit organization that is qualified to accept easement donations. An easement agreement is a legally binding agreement in which an owner commits to preserving the property's historic appearance and the organization that accepts the easement enforces it through periodic inspections and reviewing any planned alterations. In exchange, the owner may receive tax benefits. The fair market value of the easement can be deducted from income tax; and since the easement eliminates the property owner's right to further develop the property, it can lower an estate's value and thereby lower inheritance taxes. For owners of historic properties who want to ensure that their properties are preserved in perpetuity and who want to ease their and their heirs' tax burden, facade easements can be a powerful tool.

An example of an organization accepting facade easements successfully in Georgia is Easements Atlanta. To learn more about easements and about Easements Atlanta, go to www.easementsatlanta.org.

Preservation Easements

Preservation easements are similar to facade easements, but are more comprehensive because they include the historic building in its entirety (exterior and interior), as well as its land. A preservation easement is a legal interest which regulates changes to a historic building and its land and may be given or sold by a property owner to a charitable organization. Once recorded, an easement becomes part of the property's chain of title and 'runs with the land' in perpetuity, thus binding not only the present owner who conveys it but all future owners as well.

An example of an organization that accepts preservation easements is the Georgia Trust for Historic Preservation. A preservation easement gives the Georgia Trust for Historic Preservation the legal authority to enforce its terms. These terms create covenants prohibiting the owner from making alterations to the property without prior review, consultation and approval by The Georgia Trust. The easement also imposes positive covenants that require the owner to maintain the property in a certain physical condition.

As with facade easements, donating a preservation easement protects a significant property even after an owner has sold or bequeathed it; provides income, gift, and estate tax advantages for the donor and in Georgia, property tax advantages; and enables preservation organizations and public agencies to protect properties against adverse changes through acquisition of a partial interest rather than assumption of the full burden of property ownership. To learn more about preservation easements and the Georgia Trust for Historic Preservation, go to www.georgiatrust.org. In addition to its facade easement program, Easements Atlanta has expanded its scope to accept building interiors, landscapes or archaeological sites. Other organizations in Georgia that accept preservation easements include the Historic Savannah Foundation, www.myhsf.org, the Athens-Clarke Heritage Foundation, www.achfonline.org; and the Historic Columbus Foundation, Inc., www.historiccolumbus.com.

For more general information related to facade and preservation easements, go to the resources section of the National Trust for Historic Preservation's website at www.preservationnation.org.

SECTION 7: FUNDING AND TAX INCENTIVES FOR HISTORIC PROPERTIES

People in your community may often ask about funding and other incentives. This section provides information on tax incentives and grants programs offered by HPD that can be used to identify, evaluate and preserve historic properties.

STATE AND FEDERAL TAX INCENTIVES

There are three historic rehabilitation tax incentives programs available in Georgia to help private property owners defray the costs of rehabilitating historic buildings and to encourage preservation that meets the *Secretary's Standards for Rehabilitation* (see section 4 for information about these Standards). Rehabilitation tax projects, whether large or small, preserve historic buildings and can revive important areas of commercial downtowns, improve conditions in residential neighborhoods, and overall enhance a community's sense of place and economic health. In many cases, the use of these tax incentives is essential to make a project economically viable.

Following is a brief description of each program. For more information about the programs, the properties that may be eligible, and how to apply, go to the Economic Incentives section of HPD's website at www.georgiashpo.org.

Federal Rehabilitation Investment Tax Credit Program

The Federal Rehabilitation Investment Tax Credit Program (RITC) provides owners of "certified historic structures" the opportunity to apply for a federal income tax credit equal to 20% of the rehabilitation cost. Only income-producing properties are eligible to participate in the program, and the National Park Service must certify the rehabilitation in order to receive the credit.

Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property

The Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property allows owners of historic properties

Left to right: *Fulton Bag and Cotton Mill, Historic Tax Incentive Program Project, Atlanta, Fulton County; Delaney Hotel, Historic Tax Incentive Program Project, Covington, Newton County*

who carry out improvements to their properties that meet the *Department of Natural Resources' (DNR) Standards for Rehabilitation* to apply for an 8-year property tax assessment freeze. (DNR's standards are essentially the same as the *Secretary of the Interior's Standards for Rehabilitation*).

Georgia State Income Tax Credit Program for Rehabilitated Historic Property

The Georgia State Income Tax Credit Program for Rehabilitated Historic Property allows owners of historic properties who carry out improvements to their properties that meet the *Department of Natural Resources' Standards for Rehabilitation* to apply for a state income tax credit equaling 25% of qualifying rehabilitation expenses capped at $100,000 for personal, residential properties, and $300,000 for income-producing properties.

GRANTS

HPD offers two matching grant programs to assist local governments and non-profit organizations in preserving historic properties.

Georgia Heritage Grant Program

In the 1994 Legislative Session, the Georgia General Assembly initiated appropriations for grant funding for the preservation of historic properties. Since that time, the Georgia Heritage Grant Program has provided seed money for the preservation of historic properties and archaeological sites. The program offers matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia Register-eligible historic properties. All grant-assisted preservation work must meet the *Secretary's Standards for Rehabilitation*. To learn more about these Standards, go to the Technical Assistance section of HPD's website.

Left to right: *Heard County Historic Jail, Georgia Heritage Grant Project, Franklin, Heard County; Gainesville Historic District, Historic Preservation Fund Grant Project, Gainesville, Hall County*

Because of recent cuts in HPD's state appropriations, funding for this program is currently being provided only by proceeds from the sale of the Georgia Historic Preservation Specialty License Plate. The license plates began production in 2008. County governments, non-profit partners, historical societies and preservationists from around Georgia continue to assist HPD in promoting the license plates. When individuals purchase these tags, they may see the benefits of their investment reflected in a grant awarded to a project in their own community. To learn more about the license plate, go to HPD's website.

Historic Preservation Certified Local Government Fund Grants

The Historic Preservation Fund (HPF) supports many of HPD's programs, including grants to certified local governments. The money is appropriated annually from Congress through the National Park Service directly to HPD. The 60/40 cost-reimbursable matching grants (which means that the grant reimburses 60% of project costs and the recipient provides a 40% match) enable cities and counties to undertake projects that aid in the preservation of historic properties. Eligible grant projects focus on survey and planning activities. Past HPF grants have included historic resource surveys, National Register nominations, design guidelines, brochures, web site development, heritage education materials, workshops and conferences. Eligible pre-development projects include activities such as historic structure reports, preservation plans, or architectural drawings and specifications. Grant assisted preservation work must meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

SECTION 8: PROMOTING PRESERVATION THROUGH EDUCATION AND OUTREACH ACTIVITIES

Education is key in building a local preservation ethic. Throughout Georgia, HPD works with constituents to promote preservation through workshops, trainings, publications, social media, websites and individual assistance. Preservation education can teach us how to actually go about preserving our built environment, help us understand and appreciate the significance of our historic resources, and promote pride in the stories of all citizens.

Keep in mind that preservation education can be fun as well as informative. Festivals that highlight distinctive elements of your community can create preservation opportunities for everyone. Preservation education can include transferring stories through other forms of material culture such as music, art and drama.

Education Initiatives: Celebrating National Historic Preservation Month

Throughout the years numerous communities across Georgia have participated in National Historic Preservation Month. The first *National Historic Preservation Month*, created by the National Trust for Historic Preservation (NTHP), was celebrated in 1971. Every year the NTHP chooses a different theme for the month-long celebration in May. The NTHP website offers excellent ideas, information, and support for celebrating *National Historic Preservation Month* in your own community. You can find sample proclamations, lesson plans, and practical advice about promoting your own unique events by visiting www.preservationnation.org/take-action/preservation-month/.

While the NTHP has many *National Historic Preservation Month* programs, goals and ideas, following are a few for you to consider when planning your celebrations locally in Georgia. Since the beginning of *National Historic Preservation Month*, national activities and programs have grown in Georgia. And note that these activities can be carried out any time of the year, not just during preservation month!

Richard Cloues, Georgia Historic Preservation Division Staff, National Historic Preservation Month Lecture, Rhodes Hall, Atlanta, Fulton County

- Sponsor, support and organize walking tours and open houses for historic cemeteries, commercial downtown districts, historic residential districts, rehabilitated local, state or federal tax projects
- Sponsor, support and organize city-wide or neighborhood block parties highlighting a historic residential district, or a downtown commercial district
- Sponsor, support and organize a historic preservation lecture(s), or lecture series, or a historic preservation project workday
- Start an annual fundraiser that might include a 5K walk/run, or a bake sale
- Start a photography contest highlighting local historic resources in your community
- Offer visitors complementary admission one day during *National Historic Preservation Month* to a local historical society or museum
- Sponsor, support and organize a local historic preservation month proclamation signing for your city or county
- Research and plan a visit to a Georgia Historical Marker, see www.georgiahistory.com/historic_markers
- Plan a visit to a Georgia historic state park or site, see www.gastateparks.org
- Host a historic preservation scavenger hunt for families in your community
- Sponsor, support and organize a historic preservation awards program
- Create a historic preservation driving tour
- Work with your local county board of education to promote a K-12 historic preservation lesson plan, or field trip
- Partner with your local historical society, historic preservation commission members, historic preservation non-profit agencies,

Main Street and Better Hometown programs to better promote *National Historic Preservation Month*

- Attend Georgia Trust and Historic Preservation Division activities throughout the state

Community Spotlight: Preservation Month Activities, Valdosta, Lowndes County

During the May 2009 National Historic Preservation Month, Valdosta had two activities that brought together community members to celebrate Valdosta's historic resources and share the city's own historic preservation community success. The first event was a Brown Bag Lunch Concert Series in the Historic Lowndes County Courthouse Square. The second event was an annual presentation of the Valdosta Preservation Awards for community preservationists and historic preservation projects.

The Valdosta Brown Bag Lunch Concert Series was sponsored in 2009 by Valdosta Main Street and was a weeklong event. The concerts took place from 11:30a.m. until 1:30p.m. and the musical entertainment included local groups such as the high school jazz band. Attendees were encouraged to bring their "brown bag lunch" and enjoy the celebration while surrounded by the historic setting of downtown Valdosta. The Valdosta City Parks and Recreation Authority set up tables and chairs for the event, as well as a large stage for the band. On Thursday of that week, city staff announced the winners of the local historic preservation awards program and the Mayor presented the recipients with award certificates.

These events celebrated Valdosta's ongoing commitment to historic preservation and highlight all that Valdosta has achieved in the past 100 years. For more information on these National Historic Preservation Month events in Valdosta, and overall historic preservation activities, please see the following websites: www.valdostamainstreet.com and www.valdostacity.com.

*National Historic Preservation Month Celebration, Music Concert (*left*), City Hall (*right*), Valdosta, Lowndes County (Photos Courtesy of Emily Foster)*

APPENDIX A: NATIONAL PRESERVATION ORGANIZATIONS, GEORGIA PRESERVATION NON-PROFIT ORGANIZATIONS, ADDITIONAL FUNDING SOURCES, LEGISLATIVE INFORMATION

NATIONAL PRESERVATION ORGANIZATIONS

National Park Service, United States Department of the Interior

Founded in 1916, the National Park Service (NPS) is a federal bureau of the United States Department of the Interior. The Organic Act of the National Park Service established the Service to "promote and regulate the use of Federal areas known as national parks, monuments and reservations…by such means and measures as conform to the fundamental purpose of the said parks, monuments and reservations, which purpose is to conserve the scenery and the natural and historic objects and the wild life therein, and to provice for the enjoyment of the same in such a manner and by such means as will leave them unimpaired for the enjoyment of future generations." For more general information about the National Park Service, please visit www.nps.gov.

In addition to administering national parks, monuments, and sites across the United States, the NPS is also the lead agency charged with administering historic preservation programs under the National Historic Preservation Act of 1966, as amended. HPD receives federal historic preservation funding through NPS. The Georgia state legislature provides matching funds. HPD, being the State Historic Preservation Office (SHPO), carries out the federal preservation programs at the state level in partnership with communities all over Georgia. For more information on preservation programs at the National Park Service, please see www.nps.gov/history/preservation.htm.

National Trust for Historic Preservation

The National Trust for Historic Preservation provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. It is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. Recipient of the National Humanities Medal, the Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story. Staff at the Washington, D.C. headquarters, six regional offices and 29 historic sites work with the Trust's 270,000 members and thousands of preservation groups in all 50 states. For more information about the National Trust for Historic Preservation, see www.preservationnation.org.

Partners for Sacred Places

Partners for Sacred Places is the only national, non-sectarian, nonprofit organization dedicated to the sound stewardship and active community use of America's older religious properties. Partners provides assistance to the people who care for sacred places while promoting a new understanding of how these places sustain communities. Partners was founded in 1989 by a national task force of religious, historic preservation and philanthropic leaders. Since then, Partners has served several thousand congregations and other local organizations and represents the needs and concerns of over 100,000 older, community-serving sacred places across America. For more information about Partners for Sacred Places, see www.sacredplaces.org.

Preserve America

The Preserve America program is a federal White House Administration initiative that can both encourage and support your preservation planning efforts. The program's goals include "a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving heritage assets, and support for the economic vitality of communities." Since the program began, more than six hundred communities (including nine neighborhoods) have been designated as Preserve America communities. As of May 2011, thirty-seven communities in Georgia have received designation. For more information about Preserve America, see www.preserveamerica.gov.

GEORGIA HISTORIC PRESERVATION NON-PROFIT ORGANIZATIONS

These organizations support advocacy, assist in many local preservation projects, help with funding and raise overall awareness, and promote preservation education. Please feel free to contact your appropriate organization. Many sponsor programming throughout the year in your region.

The Georgia Trust for Historic Preservation
1516 Peachtree St. NW
Atlanta, GA 30309-2916
P: 404/881-9980
Fax: 404/875-2205
www.georgiatrust.org

Athens-Clarke Heritage Foundation, Inc.
Fire Hall #2
489 Prince Avenue
Athens, GA 30601
P: 706/353-1801
Fax: 706/522-0753
www.achfonline.org

Atlanta Preservation Center
327 St. Paul Avenue
Atlanta, GA 30312
P: 404/688-3353 (12)
Fax: 404/688-3357
www.preserveatlanta.com

Historic Augusta
415 Seventh Street
P.O. Box 37
Augusta, GA 30903
P: 706/724-0436
Fax: 706/724-3083
www.historicaugusta.org

Buckhead Heritage Society
3180 Mathieson Drive, NE, Suite 200
Atlanta, GA 30305
P: 404/467/9447
www.buckheadheritage.com

Cherokee County Historical Society
P.O. Box 1287
Canton, GA 30169
P: 770/345-3288
Fax: 770/345-3289
www.rockbarn.org

Cobb Landmarks & Historical Society
30 Atlanta Street, SE
Marietta, GA 30060
P: 678/594-4994
Fax: 678/559-0776
www.cobblandmarks.com

Historic Columbus Foundation
P.O. Box 5312
Columbus, GA 31906
P: 706/322-0756
Fax: 706/576-4760
www.historiccolumbus.com

Decatur Preservation Alliance
P.O. Box 1764
Decatur, GA 30031
P: 404/371-4444
Fax: 404/806-1379
www.decaturpreservationalliance.org

Fox Theatre Institute
660 Peachtree Street, NE
Atlanta, GA 30308
www.foxtheatreinstitute.org

Griffin Spalding Historical Society
633 Meriwether Street
Griffin, GA 30224
P: 770/229-2432
ghistso@bellsouth.net
www.griffinhistory.com

Historic Macon Foundation
935 High Street
P.O. Box 13358
Macon, GA 31208
P: 478/742-5084
Fax: 478/742-2008
www.historicmacon.org

Newnan-Coweta Historical Society
30 Temple Avenue
P.O. Box 1001
Newnan, GA 30264
P: 770/251-0207
Fax: 770/683-0208
www.nchistoricalsociety.org

Heritage Sandy Springs
P.O. Box 720213
Sandy Springs, GA 30358
P: 404/851-9111
Fax: 404/851-9807
www.heritagesandysprings.org

Historic Savannah Foundation
321 East York Street
Savannah, GA 31405
P: 912/233-7787
Fax: 912/233-7706
www.myhsf.org

Thomasville Landmarks, Inc.
P.O. Box 1285
Thomasville, GA 31799
P: 229/226-6016
Fax: 229/226-6672
www.thomasvillelandmarks.org

Tybee Island Historical Society
P.O. Box 366
Tybee Island, GA 31328
P: 912/786-5801
Fax: 912/786-6538
www.tybeelighthouse.org

Vienna Historical Preservation Society
P.O. Box 309
Vienna, GA 31092
P: 229/268-3663
www.historicvienna.org

Vinings Historic Preservation Society
3010 Paces Mill Road
Atlanta, GA 30339
P: 770/432-3343
Fax: 770/432-3930
www.vinings.org

ADDITIONAL FUNDING SOURCES

Georgia Historical Records Advisory Board

The Historic Records Grant Program is designed to promote preservation of and access to historical documents and the use of technology in Georgia's repositories and local government offices. Projects

may include, but are not limited to, inventories of collections, establishment of records management programs, arrangement and description of materials, microfilming or using information technology to provide for the management and long-term accessibly of records. Eligible organizations include historical societies, libraries, museums, private universities, local governments, court systems, boards of education, etc. For an application call the Georgia Department of Archives and History at 404-657-4530.

Georgia Humanities Council

The Georgia Humanities Council provides support for educational programs, which are developed and carried out in local communities. The Council provides grants in varying amounts to nonprofit organizations, including museums, libraries, historical societies, community groups, schools, government agencies, and universities to support public programs in many formats in communities across Georgia. Grants include teacher enrichment grants, conference grants, public program grants, special program grants, and planning/consultant grants. For more information, visit www.georgiahumanities.org.

Georgia Local Development Fund

Administered by the Georgia Department of Community Affairs, these funds are available for Qualified Local Governments for projects that contribute to the implementation of the community's local comprehensive plan or solid waste management plan. Typical projects include downtown development, tourism and related marketing activities, parks and recreation, community facilities, and historically appropriate improvements to government buildings listed on the National Register of Historic Places. Matching grants range from $20,000 to $50,000. For more information call 404-679-4789.

Historic Chattahoochee Commission

The Commission has administered its matching grant program since 1985. Grants are provided on a 50/50 basis with the goal of developing the Chattahoochee Trace's full potential for historic preservation and tourism. Georgia counties that are eligible for funding are Troup, Harris, Stewart, Chattahoochee, Quitman, Randolph, Clay, Decatur, Early, Muscogee and Seminole. This program will provide financial assistance to any qualifying nonprofit organization or agency headquartered within the Chattahoochee Trace region. In addition, the project for which funding is requested must contribute to the promotion of tourism, history and/or historic preservation. For more information, call 334-687-9755.

Historic Landscape and Garden Grant Program

The Garden Club of Georgia offers this 50/50 matching grant program for historic gardens owned by public, nonprofit organizations. Eligible activities must relate directly to the physical improvement of the landscape or garden. Eligible activities for funding include restoration of designed landscapes and gardens, historic landscape/garden restoration plans, or cultural landscape reports. There is a $3,000 maximum per grant. For more information, go to The Garden Club of Georgia, Inc.'s website at www.uga.edu/gardenclub.

OneGeorgia Authority Grants

To help bridge the economic divide in Georgia the Governor and the General Assembly created The OneGeorgia Authority. The Authority will channel one third of the state's tobacco settlement to economic development projects for Tier 1 and 2 counties and, in certain instances, Tier 3 counties. Flexible assistance will be provided in the form of loans and grants to support local and regional economic development strategies. While the authority will support traditional economic development projects, it will also support innovative solutions to local and regional challenges. For more information, go to www.onegeorgia.org.

Recreational Trails Program Grants

These Federal Highway Administration grants, administered through the Georgia Department of Natural Resources, can be used to maintain, restore and rehabilitate trails, including National Historic Trails, and rehabilitate trailside facilities. They can also support acquisition of easements or title to property for trails, including acquisition of old road or railroad bridges to be used as recreational trail bridges. Eligible applicants include federal and state agencies, local governments and legally constituted authorities or commissions. For more information contact the grants coordinator at 404-656-6536 or visit www.gastateparks.org/grants.

TEA-21/Transportation Equity Act for the 21st Century

This reimbursement program is sponsored by the Federal Highway Administration and administered by the Georgia Department of Transportation. The objective is to provide funds for transportation-related project enhancements, such as pedestrian and bicycle facilities; safety and educational activities for pedestrians and bicyclists; acquisition of scenic easements and historic sites; scenic or historic highway programs (including the provision of tourist and welcome center facilities); landscaping or other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures and facilities; preservation of abandoned railway

corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation; and the establishment of transportation museums. State and local government agencies are eligible to apply. Grants are matching grants (20% local, 80% federal) with a $1,000,000 maximum.

United States Department of Agriculture Rural Development Funds

The Community Facilities Loans and Grants program will fund improvements to and rehabilitation of community facilities. Eligible applicants include public entities, nonprofits (including churches), and federally recognized Indian tribes. Cities, towns and unincorporated areas must have a population of 20,000 or less. For more information and to find out the closest area office (six in Georgia) contact the Georgia statewide office at 706-546-2171 or visit www.rurdev.usda.gov/ga/.

FOUNDATIONS

Callaway Foundation, Inc.

This foundation gives primarily in Georgia, with emphasis on the city of La Grange and Troup County. Grants are given for elementary, higher, and secondary education, including libraries and buildings, and equipment; health and hospitals; community funds; care for the aged; community development; historic preservation; and church support. For more information, contact J.T. Gresham, President at 706-884-7348.

Williams Family Foundation of Georgia, Inc.

This foundation was established in 1980 in Georgia. Giving is primarily in Georgia, with emphasis on Thomasville and Thomas County. Included in the foundation's fields of interest are: animals/wildlife, preservation/protection; arts; community development; education; environment; natural resources; family services; government/public administration; higher education; historic preservation/historical societies; libraries/library science; museums; performing arts; secondary school/education; visual arts. Please send an initial letter of approach to the Executive Secretary at P.O. Box 378, Thomasville, GA 31799; FAX: 912-228-7780.

Robert W. Woodruff Foundation, Inc.

The Woodruff Foundation is an independent private foundation with a broad charter to support charitable, scientific and educational activities. Grants generally are limited to tax-exempt public charities located and operating in Georgia. Principal giving interests are

focused on the following program areas: elementary, secondary and higher education; health care and education; human services, particularly for children and youth; economic development and civic affairs; art and cultural activities; conservation of natural resources and environmental education. Traditionally, preference has been given to one-time capital projects and to other extraordinary needs of well-established public charities. Awards to individuals and for basic operating support are avoided. For more information, call 404-522-6755 or visit www.woodruff.org.

Wormsloe Foundation, Inc.
Established in 1951, this foundation gives primarily in the state of Georgia for projects involving the preservation and study of agriculture, horticulture, forestry, and historical sites and documents. For more information call 912-234-5400 or send an initial letter of approach to P.O. Box 8346, Savannah, GA 31412.

LOAN PROGRAMS

Community Development Block Grant – Loan Guarantee Program (Section 108 Program)
Local governments are eligible to apply for these grants. Eligible activities include, but are not limited to: rehabilitation of real property owned or acquired by the public entity or its designated public agency; the acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures and other real property equipment and improvements. For more information, contact the Department of Community Affairs at 404-679-1587.

Downtown Development Revolving Loan Fund
These grants provided by the Department of Community Affairs assist non-entitlement cities and counties in implementing quality downtown development projects. Grants range up to $250,000 maximum per project. Applications may be submitted throughout the year and are generally reviewed within 30 days of submission. For more information call 404-679-1585.

Georgia Cities Foundation (GCF)
Established in 1999, the Georgia Cities Foundation is a nonprofit subsidiary of the Georgia Municipal Authority. The GCF's mission is to assist communities in their efforts to revitalize and enhance downtown areas by serving as a partner and facilitator in the funding of downtown capital projects in Georgia through their revolving loan program. The program provides low-interest loans to Downtown De-

velopment Authorities or similar entities for downtown development projects. For more information call 678-686-6297 or go to www.georgiacitiesfoundation.org.

NATIONAL FUNDING

The 1772 Foundation

The mission of this program is to preserve and enhance American historic properties for future generations to enjoy, with particular interest in farming, industrial development, transportation and unusual historic buildings. Past projects in Georgia have included the Juliette Gordon Low house and the Tybee Island lighthouse keeper's cottage. Applicants must first submit a letter of inquiry available at the foundation's website at www.1772foundation.org.

American Battlefield Protection Grants

The National Park Service's American Battlefield Protection Program (ABPP) provides grants for projects that lead directly to identification, preservation, and interpretation of battlefield land and/or associated sites. Eligible applicants include federal, tribal, state, and local governments; educational institutions; and private-sector organizations. In recent years, grants have averaged about $32,300 per award. The ABPP does not fund land acquisition or capital improvement projects. Projects associated with lands already owned by the National Park Service are not eligible for ABPP grants. For more information, contact the Grant Manager at 202-343-9563 or visit www.nps.gov/history/hps/abpp/.

National Center for Preservation Technology and Training (NCPTT)

The Preservation Technology and Training Grants offered by the NCPTT support work in archaeology, historic architecture, historic landscape, objects and materials conservation, and interpretation. Grant money is available for the following project types: information management, training and education, research and environmental effects. Eligible applicants include federal and non-federal laboratories, accredited museums, universities, non-profit organizations, units of the National Park Service, state historic preservation offices, tribal preservation offices, and Native Hawaiian organizations. For more information, visit www.ncptt.nps.gov.

National Endowment for the Arts (NEA)

The NEA recognizes, encourages, and supports the excellence and diversity of our nation's artistic creativity and accomplishments. As-

sistance is available to nonprofit organizations of all types and sizes, and for projects in all arts disciplines. For more information, visit www.arts.endow.gov.

National Endowment for the Humanities (NEH)
The NEH is an independent federal agency created by Congress in 1965 to foster the study of history, literature, history of art and science, philosophy, religion, folklore and other disciplines. NEH grants typically go to individuals and cultural institutions such as museums, archives, libraries, universities, historical societies, public television and radio stations to preserve and provide access to cultural and educational resources, strengthen teaching and learning in schools and colleges, promote research and original scholarship, provide opportunities for lifelong learning, and to strengthen the institutional base of the humanities. For more information, visit www.neh.gov.

National Scenic Byways Program
This Federal Highway Administration program provides technical and financial assistance to help preserve America's scenic roads and promote tourism and economic development. Grants are available to assist states in implementing projects on National Scenic Byways and developing state scenic byways. For more information visit www.byways.org.

Preservation Services Fund (PSF)
Administered by the National Trust for Historic Preservation (NTHP), this program provides matching grants to hire consultants for rehabilitation projects to produce plans, specs, historic structures reports, and feasibility studies; heritage education; and conferences. Nonprofit organizations and public agencies are eligible to apply. Grant awards range from $5,000 to $500. Most grants average $1,000 to $2,000. For more information on the NTHP grant programs, contact the Southern Regional Office at 843-722-8552 or visit www.preservationnation.org.

Native American Graves Protection and Repatriation Act (NAGPRA) Grants
These grants are awarded on a competitive basis to Indian tribes, Native Hawaiian organizations, and museums that need financial assistance to fund projects associated with NAGPRA compliance. Two types of awards are available. Documentation Awards provide funding for projects dealing with NAGPRA education, training, and consultation. These awards have a limit of $75,000. Repatriation Awards are limited to $15,000 to assist with costs incurred while arranging the return of human remains and cultural objects. For proposal forms

and guidelines, contact the NAGPRA grants staff at 202-343-8161 or visit www.cr.nps.gov/nagpra.

Save Our History Grant Program

Funded by the History Channel, the American Association for State and Local History, and the Rockefeller Philanthropy Advisors, this program offers history organizations grants of up to $10,000 for unique, hands-on educational projects created to teach students about important aspects of their local history and to actively engage them in the preservation of significant and potentially endangered pieces of their local heritage. For more information visit www.saveourhistory.com.

Tourism Cares for Tomorrow

As part of its mission, Tourism Cares for Tomorrow distributes charitable grants to worthy tourism-related non-profit organizations. Grant recipients must be classified as non-profit and tax-exempt under section 501(c)(3) of the U.S. I.R.S. code or, in the case of non-U.S. organizations, must function as the equivalent. Historically, typical grants have ranged between $10,000 and $20,000. However, based on merit and availability of funds, some grants up to $100,000 will also be considered. Letters of inquiry can be submitted quarterly to the Program Manager, Tourism Cares for Tomorrow, 585 Washington Street, Canton, MA 02021 or visit www.tourismcares.org.

LEGISLATIVE LINKS

To find out more about your individual legislator and his or her involvement in historic preservation, please use the links below.

- www.votesmart.org
- www.legis.state.ga.us
- www.congress.org/congressorg/state/main/?state=GA

APPENDIX B: PRESERVATION LAW REFERENCES

National and State Laws

National Historic Preservation Act of 1966, as amended
The National Historic Preservation Act of 1966, as amended, is a critical piece of legislation that made the Federal government a full partner and leader in historic preservation. The preservation structure of the Nation was authorized by this Act, including but not limited to the National Register of Historic Places, the state historic preservation officers, the tribal historic preservation officers, certified local governments, the Advisory Council on Historic Preservation, and Section 106 of the Act which requires federal agencies to take into account the effect of their projects on historic properties. The full text of the Act is available on the Advisory Council's website at www.achp.gov/overview.html, and on HPD's website at www.georgiashpo.org/review.

Georgia Historic Preservation Act (1980, 1989); 44-10-20/31
The Georgia Historic Preservation Act establishes uniform guidelines for local governments in adopting local historic preservation ordinances, starting a historic preservation commission, and designating historic properties. Read more about the Georgia Historic Preservation Act at http://georgiashpo.org/community/hpo.

Burials and Cemeteries

Abandoned Cemeteries and Burial Grounds (1991); 36-72-1/16
This legislation strengthens cemetery protection laws by authorizing local governments to preserve and protect abandoned cemeteries and to issue permits prior to any disturbance of burials. Please see the following link for more information related to policies for protecting burials, skeletal materials and funerary objects.
http://georgiashpo.org/laws

Financial Assistance and Incentives

Rehabilitation Investment Tax Credit (Public Law 99-514)

The Rehabilitation Investment Tax Credit program provides an opportunity to owners of certified historic structures who undertake a certified rehabilitation, a federal income tax credit equal to 20% of the qualified rehabilitation expenses. Only properties utilized for income-producing purposes can take advantage of this credit. For more information go to http://georgiashpo.org/incentives/tax.

State Preferential Property Tax Assessment for Rehabilitated Historic Property (1989); 48-5-7.2

The State Preferential Property Tax Assessment provides an 8-year property tax assessment freeze on historic commercial and residential properties that have been substantially rehabilitated following preservation guidelines and that are listed in the Georgia Register or the National Register of Historic Places. For more information go to http://georgiashpo.org/incentives/tax.

Local Option Tax Incentives (1989, 1992); 48-5-7.3

The Local Option Tax Incentives provide a property tax assessment freeze in local government jurisdictions that have enacted a local historic preservation ordinance. http://georgiashpo.org/laws

Grants and Financial Assistance (1998, 2003); 12-3-58

Grants and Financial Assistance are provided through state authorization to HPD for preservation grants and financial assistance for preservation activities. http://georgiashpo.org/laws

State Income Tax Credit (2002); 48-7-29.8

The State Income Tax Credit provides a state income tax credit for historic commercial and residential properties that have been substantially rehabilitated following preservation guidelines and that are listed, or qualified for listing in the Georgia Register. For more information go to http://georgiashpo.org/incentives/tax.

Historic Preservation License Plate (2005); 40-2-86.13

The Historic Preservation License Plate authorizes a special plate to benefit historic preservation funding. The net proceeds of the sale of these plates fund preservation activities through the Georgia Heritage grant program. For more information go to http://georgiashpo.org/license_plate.

Georgia Land Conservation Act (2005); 36-22-1/15

The Georgia Land Conservation Act provides a comprehensive program of funding and tax incentives to protect a broad range of natural and historic properties through land acquisition and/or conservation easements. For more information go to http://georgiashpo.org/laws.

Planning

Georgia Planning Act (1989) 45-12-200; 50-8-2; 12-2-1; 36-70

The legislation requires local governments to prepare comprehensive plans and ensures that historic resources are addressed in these plans by all county governments. For more information go to http://georgiashpo.org/laws.

Georgia Environmental Policy Act (1991) 12-16-1/8

The Georgia Environmental Policy Act requires state agencies to prepare environmental assessments on actions that impact the environment, including historic properties. For more information go to http://georgiashpo.org/laws, and http://georgiashpo.org/GEPA.

Preservation of Historic Properties

State Historic Preservation Office (1986); 12-3-50.1

This legislation establishes historic preservation as public policy and authorizes HPD to carry out a statewide historic preservation program, similar to those duties outlined in the National Historic Preservation Act. For more information go to http://georgiashpo.org/laws.

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