

What is Considered Historic?

Your Historic Preservation Ordinance sets out the criteria for which a property may be designated. The criteria for designation can be found in the definition of a historic district/property and in the Designation section of the ordinance. The Georgia Historic Preservation Act outlines the language that local governments should incorporate into their local preservation ordinance, therefore your ordinance should include language similar to this:

Definitions

Historic District: a geographically definable area, possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. A Historic District shall further mean an area designated by the City/County as a Historic District pursuant to the criteria established in this Ordinance.

Historic Property Means an individual building, structure, site, or object including the adjacent area necessary for the proper appreciation thereof designated by the CITY/COUNTY as a historic property pursuant to the criteria established in this Ordinance.

Criteria for Designation

- **Historic District:** a geographically definable area, which contains buildings, structures, sites, objects, and landscape features or a combination thereof, which:
 - a) has special character of special historic/aesthetic value or interest;
 - b) represents one or more periods, styles or types of architecture typical of one or more eras in the history of the municipality, county, state or region; and
 - c) causes such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

- **Historic Property:** a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the CITY/COUNTY, the region or the State of Georgia for one of the following reasons:
 - a) it is an outstanding example of a structure representative of its era;
 - b) it is one of the few remaining examples of a past architectural style;
 - c) it is a place or structure associated with an event or persons of historic or cultural significance to the CITY/COUNTY, State of Georgia, or the region;
or
 - d) it is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

Evaluating Properties

Your local ordinance may also direct the HPC to evaluate properties within a district, such as:

- Contributing (contributes to the district); or
- Non-contributing (does not contribute to the district, as provided for in B.1.)

OR

- Historic (more than 50 years old); or
- Non-Historic (less than 50 years old, yet possessing architectural character); or
- Intrusion (less than 50 years old, does not contribute to the character of the district); or Vacant.