

# Welcome to Our Place in History:

## The Social Circle Historic District



What is a historic district and what does living in one mean? This brochure will familiarize you with the benefits that come with life in a historic district and your responsibilities to your community and neighbors while living in one.

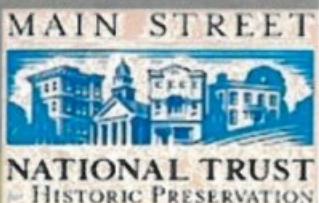


**“Old ideas can sometimes use new buildings. New ideas must use old buildings.”**  
-Jane Jacobs-



Produced for the City of Social Circle by the Social Circle Main Street Program. Joshua Jack Riley. 2014.

The City of Social Circle: a Certified Local Government





## What makes up our Historic District? Who does it represent?

Our historic district is made up of many things. Buildings, old structures, place where historic events happened, and even natural landscapes. All of these elements work together to create a place that represents who we were, are, and may become.

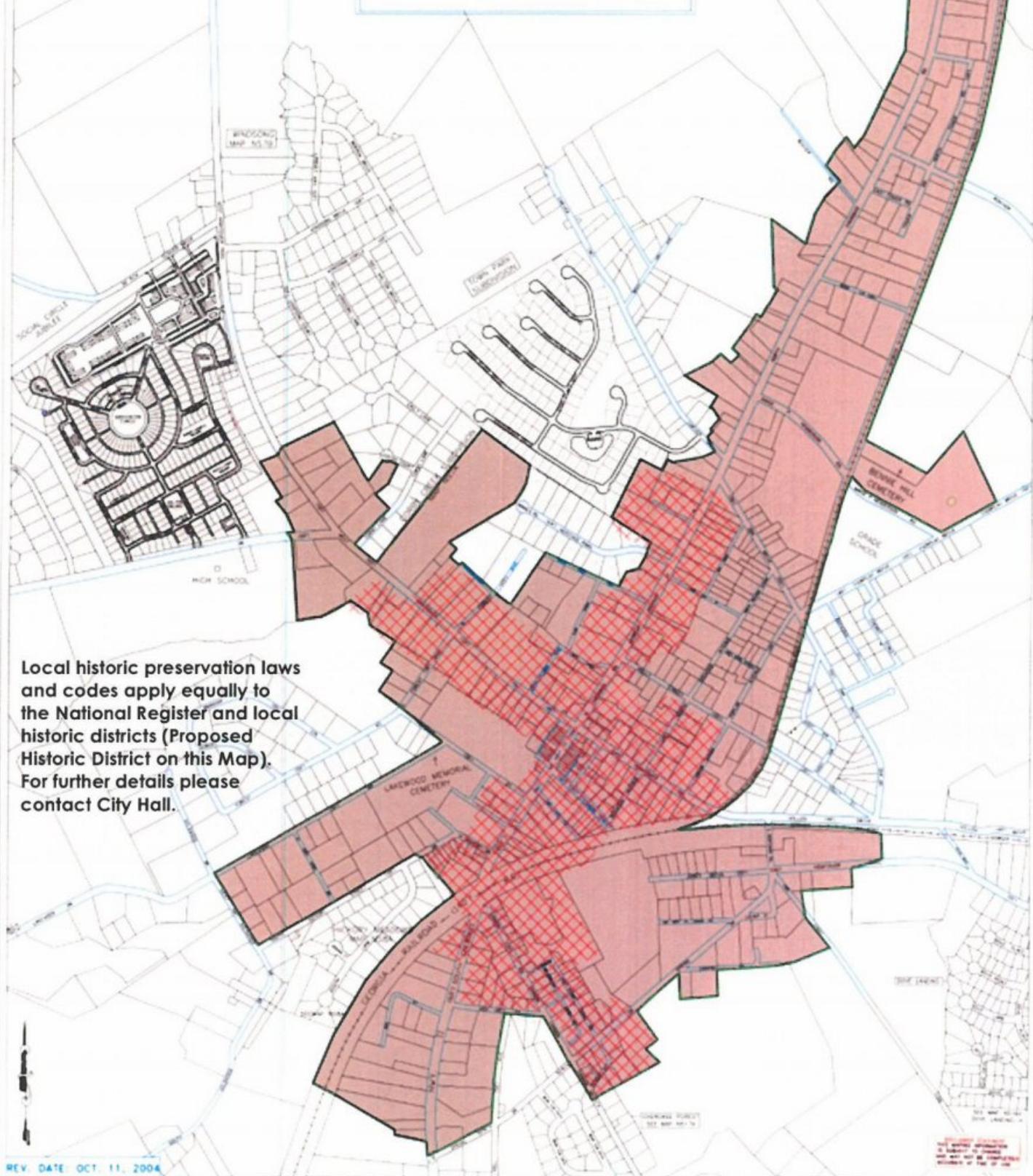
As an environment, the historic district and its contents represent many people. These range from the original European and African American settlers to all individuals who call it home today.

The historic district itself is made up of residential neighborhoods, as well as commercial and industrial areas. All of these contain their own special character, which is made up by what they contain.



XXX NATIONAL REGISTRY DISTRICT  
PROPOSED HISTORIC DISTRICT

## SOCIAL CIRCLE HISTORIC DISTRICT



## The Benefits of Living in a Historic District



Living in a historic district has some benefits that you should know about:

**Real Estate value is often more stable in the long run.**

**They bring visitors and money into the community.**

**They foster a strong sense of community.**

**They are pedestrian friendly.**

**They provide beauty for people to enjoy**

**They link us to our past.**

**They are part of sustainable living.**

**Tax incentives and credits for income producing property.**

**Georgia income and property tax incentives for personal, residential properties.**



Historic districts and the architecture that make them up are a selling point that you can take advantage of. By preserving the charm of a historic home and adhering to historic district guidelines, you are investing in your future.

## The Secretary of Interior's Standards for Rehabilitation (Summarized)



1. Use your historic property for what it was used in the past or give it a new use that requires as little changes as possible.
2. Keep the historic characters of your property intact.
3. Your historic property is a physical record of its time and changes to it represent their time. Any changes you make should respect this.
4. Keep important changes that are historic intact.
5. Preserve the craftsmanship, materials, and construction of your property.
6. Repair features rather than replace them and make sure replacements match the originals as closely as possible. Also, document all replacements for future owners.
7. Make sure that chemical and physical treatments to property features are gentle.
8. Keep the archeological resources of your property intact.
9. Make sure that additions do not result in unnecessary destruction to your property and its features. Also, make sure it is compatible with the property and distinguishable from the historic portion.
10. Additions and new construction close to historic property should be reversible.

# The Responsibilities of Living in a Historic District



The Social Circle Historic District is a Community Resource that is worthy of special guidelines, which do not conflict with individual property rights. What you do with your property affects the value and property rights of your neighbor. By following city codes, design guidelines, and taking pride in your property you are respecting the property of others.

Although detailed information on city codes and design guidelines are available from city hall, there are a few basic responsibilities you should be aware of:

Keep your property clean. Storing garbage and debris in your yard and on porches not only projects a bad image of our community, it is a public health and safety hazard.

Our City Code and design guidelines require basic property maintenance and upkeep. In the long run, this saves you money by reducing cost of major repairs and preserving property value. If you have trouble making repairs, reach out to your community for help.

Major changes to property such as additions, demolition, and removal of historic features require design review. This process is designed to protect the value of the district as a neighborhood.

**~Historic  
Preservation  
codes and  
design  
guidelines  
are like  
covenants in  
a modern  
subdivision~**



# Certificate of Appropriateness and Code Violation Consequences



When you violate codes or fail to follow the design review process, there are legal consequences. In accordance with the City Code, individuals may be fined for the following actions:

- ❖ Garbage and litter accumulation on porches and in yards.
- ❖ Neglect of property such as failure to trim grass and vegetation, as well as failure to maintain buildings and structures.
- ❖ Loose animals.
- ❖ Unpermitted alterations to structures and failure to follow the design review process.

## What is a Certificate of Appropriateness (COA)?

Quite simply, it is a document provided by the city that shows that you took the proper steps to make the right kind of changes to your property. This does not cost you anything and actually can save you money in the long run. The first step to this process is calling City Hall. Our Historic Preservation Commission can approve some projects without a review, while others will require a review. The process is not designed to prevent using or modifying a property, just to make sure that changes take place appropriately and respect your neighbors' investment in our historic district. **Before beginning any work contact City Hall to see if a COA is necessary.** The following are some of the projects that require a COA:

- ❖ Additions and porch infill.
- ❖ Demolition
- ❖ Removal or addition of historic features.
- ❖ Removal of historic windows and doors.
- ❖ New permanent construction.
- ❖ Fences and walls visible from the public right of way.
- ❖ Driveways and walkways (visible from the public right of way).

Failure to follow the design review process will result in stop work orders and or fines.

## Final Thoughts

Social Circle's elected officials and community leaders are committed to historic preservation for its economic value, as well as the benefits it offers property owners and the city. With your commitment to support the town in this endeavor, you will benefit and Social Circle will remain a destination for others in the future. Enjoy your time here and the part you play in a legacy of history. For any questions not answered in this welcome brochure, please contact city hall.

Once again, welcome to our place in history.



# Helpful Resources

Resources exist that can help you do your part as a resident of our historic district. For any assistance needed in accessing the websites below or any other questions you have about your responsibilities as a historic district resident, please contact City Hall at 770-464-2380.

## **Historic Preservation Grant information:**

<http://georgiashpo.org/incentives>

<http://www.cr.nps.gov/hps/hpg/>

## **Social Circle Historic District Design Guidelines and Code of Ordinances:**

<http://socialcirclegabht.com/2013-05-06-SocialCircleDesignGuidelines-2011-Riley-webver.pdf>

<http://www.socialcirclega.us/f/sc-code-aug-20-2013-web-version.pdf>

## **UGA College of Environment and Design Public Service and Outreach:**

[http://www.ced.uga.edu/index.php/services\\_outreach/list/cat/outreach\\_programs](http://www.ced.uga.edu/index.php/services_outreach/list/cat/outreach_programs)

## **National Trust for Historic Preservation:**

<http://www.preservationnation.org>

## **Social Circle Main Street:**

<http://socialcirclegabht.com>

## **The Historic Preservation Society of Social Circle (Please Consider Joining):**

<http://historicsocialcirclega.com>

## **The Secretary of the Interiors Standards for Rehabilitation (Full Version):**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm)