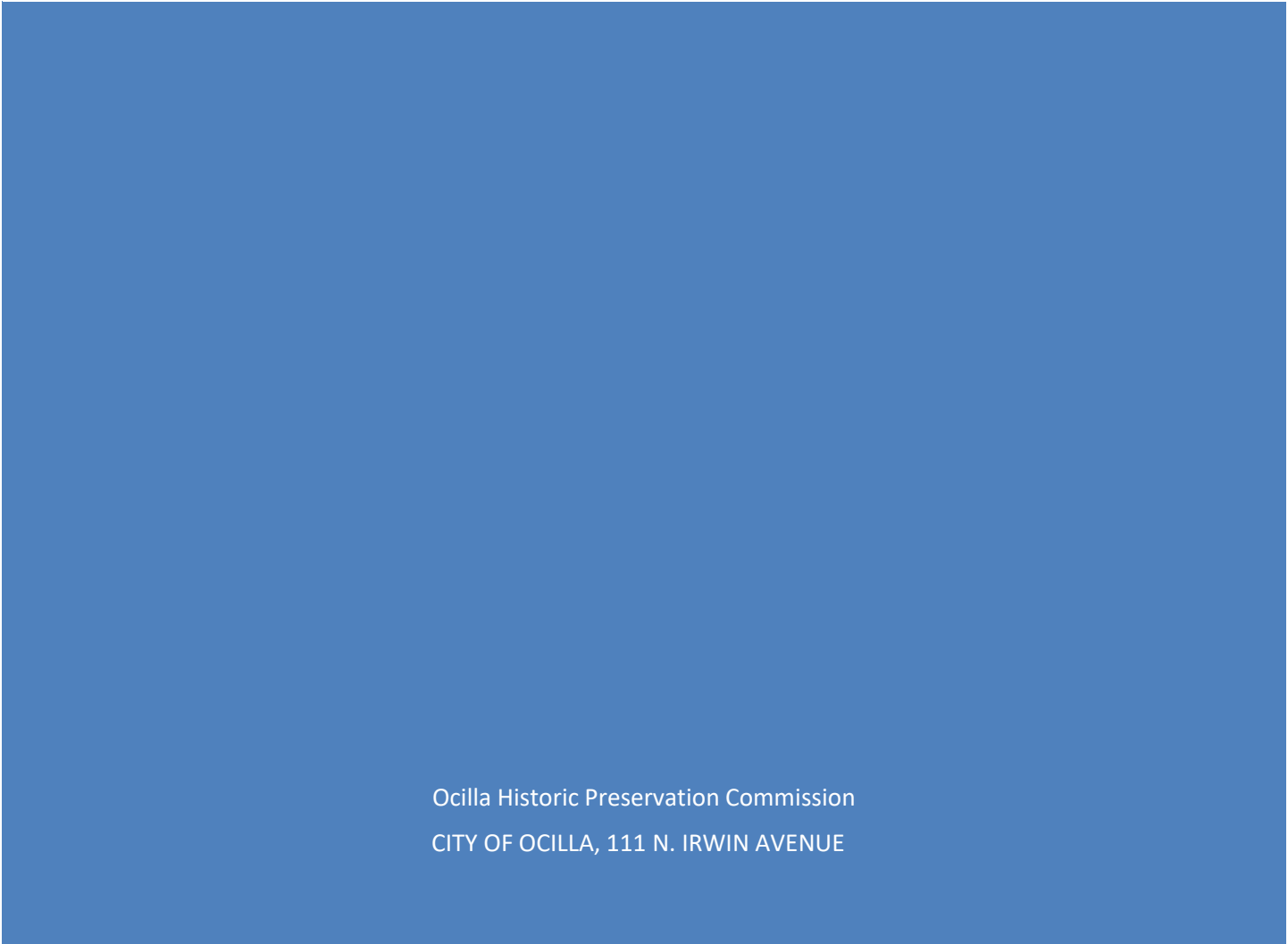




OCILLA GEORGIA HISTORIC PRESERVATION STANDARDS



Ocilla Historic Preservation Commission
CITY OF OCILLA, 111 N. IRWIN AVENUE

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EXECUTIVE SUMMARY

The Ocilla Historic Preservation Standards are designed to provide guidance for protecting the heritage of the community. These standards describe the purpose, tax incentives, and how the standards will be used. They also give an overview of the Historic Preservation Commission's (HPC) Role in historic preservation. In addition, the process for obtaining a Certificate of Appropriateness (COA) is outlined. The Department of Interior Design Standards are included to assist the property owner and the HPC in completing projects. The Ocilla Design Standards are laid out in six parts with easy-to-understand language. The appendices include an overview of federal and state tax incentives and an application for a COA

PURPOSE OF THE HISTORIC DISTRICT STANDARDS

The purpose of the Ocilla Historic District Standards is multifaceted. This manual was developed to provide guidance for improvements to historic properties within the local historic district and also to encourage rehabilitation techniques that will enable property owners to take advantage of preservation tax incentives. During the formulation of these guidelines, the following considerations were embraced:

(1) historic preservation considerations, (2) tax considerations, and (3) economic development.

GUIDANCE FOR IMPROVEMENTS

The Historic District Standards contain guidelines to help protect individual historic buildings and preserve the overall character of the district. The guidelines provide a framework for selecting the most appropriate treatment when planning an exterior project within the historic district. They emphasize retaining, maintaining, and repairing building materials and features, which are often the least costly alternatives for property owners.

The district is significant because the variety of historic resources including commercial, industrial, residential, religious, and institutional buildings, illustrate the evolution of Ocilla's progress over several decades. The district's visual and historic qualities continue to attract new businesses and homeowners; therefore, the guidelines also address projects involving new construction and additions. The guidelines for new construction offer direction for adherence with existing qualities and elements found in the district so that a new building will be in harmony with its surroundings.

TAX INCENTIVES

State and Federal tax incentives were designed to encourage the rehabilitation of historic buildings. Income-producing properties within Ocilla's historic district may be eligible for a 20% federal income tax credit as well as Georgia's preferential property tax assessment. Residential historic buildings may also be eligible for the state tax program. See Appendix A, Historic Preservation Tax Incentives for more detailed information.

USE OF DESIGN STANDARDS

Design guidelines within this manual are intended for use by property owners, real estate agents, developers, architects, City of Ocilla City Council, and the Ocilla Historic Preservation Commission.

The guidelines focus on exterior changes and are *reactive*, in that the review process only applies to projects initiated by a property owner. Standards do not require the rehabilitation of buildings unless an owner chooses to make exterior improvements, and at that point, the guidelines will only apply to that specific project. For example, if porch repair is the only work proposed by a property owner, the process does not require that other building features be repaired. Each application is considered a new application and evaluated separately and independently from all previous applications.

HISTORIC PRESERVATION COMMISSION'S ROLE

The Ocilla Historic Preservation Commission was established in 2018 when the Ocilla City Council adopted the Historic Preservation Ordinance of the City of Ocilla, Georgia."

The Historic Preservation Commission consists of five members appointed by the Ocilla City Council. All members are residents of the City of Ocilla and have a special interest, experience, or education in history or architecture.

The Commission is responsible for reviewing Certificate of Appropriateness (COA) applications to **protect places, building sites**, buildings, structures, objects, and works of art having a special historical, cultural, or aesthetic interest or value to the community. The Commission uses the Historic Design Standards as a set of guidelines to make decisions about design and appropriateness. The enforcement of the Historic Preservation Commission's decisions and enforcement of the related City ordinance are the responsibility of the City of Ocilla Staff.

CERTIFICATE OF APPROPRIATENESS PROCESS

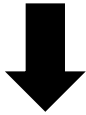
Property owner develops a concept for an exterior project within the historic district.

Property owner obtains an application for a Certificate of Appropriateness (COA) from City of Ocilla Staff or from the www.cityofocillaga.net website. In addition, the property owner is provided a copy of the HPC fact sheet with the standards for the Historic District. See Appendix B Ocilla Certificate of Appropriateness Application.

Property Owner submits a COA application with documentation for the project prior to the HPC meeting to City of Ocilla staff.

Property owner or authorized representative appears at the Historic Preservation Commission meeting to explain the proposed project

Commission issues COA based on ordinances and standards.

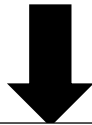


After obtaining proper permits, owner may begin approved work

Commission denies application based on ordinances and guidelines



Owner may revise project and resubmit application



Owner may appeal to City Council

OCILLA HISTORIC DISTRICT

Statement of Historic Significance

Ocilla is located in Irwin County which was created in 1818 from lands acquired from the Creek Indians in 1814 by the Treaty of Fort Jackson. The county is named for Jared Irwin, governor of Georgia, famous for opposing the fraudulent Yazoo Act ([GeorgiaHistory.com/Irwin county](http://GeorgiaHistory.com/Irwin_county), page 2). Many of the early settlers in the area, were from other parts of the South even before the county was formed. Much of the land was virgin pine forest. Many of the original settlers lived first by subsistence farming and hunting and moved later into cattle ranching after establishing their homesteads. Timber and turpentine production were prominent. Eventually settlers produced cotton and fruit as well as cattle. Agriculture continues to be the predominant industry in Irwin County ([www.georgiaencyclopedia.org/irwin county](http://www.georgiaencyclopedia.org/irwin_county), page 1).

The county was divided into sixteen land districts, each composed of several hundred lots in 1818. The first county seat was developed on a location designated by the state legislature and named Irwinville. It was the seat of government from 1831-1907, when the county's voters elected to change the location to the bustling town of Ocilla, ten miles southeast of Irwinville. Ocilla nearly tripled in population soon after it was connected by railroad to Fitzgerald and incorporated in 1897. Today, Ocilla is the only incorporated city in Irwin County ([www.georgiaencyclopedia.org/irwin county](http://www.georgiaencyclopedia.org/irwin_county), page 1).

Ocilla was founded in 1880, incorporated as a town in 1897, and finally re-incorporated as a city in 1902. It is not clear whether Ocilla is named for the Seminole Chief Osceola, for an Oswichee Native American tribe, or, as proposed by historian John Goff, it could be an adaptation of the place name Auscilla. A 1981 *Fitzgerald Herald-Leader* says that "a tribe of Oswichee Indians once lived near the Ocmulgee River on land known in 1818 as Irwin County." There, towns were called Oswitchee and Ocilla, and sometimes Ocichi. The French census shows that a town called Ocichi existed there in 1750. A later census in 1832 gives Oswichee as the name of another Indian village close to Osochi." It goes on with "The town's name was changed seven times. It was called by the Indians Assile, next Aglie, Axilla, Agulu, Ochile, and lastly Ocilla." This theory is less popular today ([www.wikipedia.org/Ocilla Georgia](http://www.wikipedia.org/Ocilla_Georgia) pages 1-2).

The most popular theory is that Ocilla is named for Chief Osceola, who had a prominent role in the Second Seminole War. Allegedly, he camped in the area known as Western Heights in Ocilla and frequently could be found in the area until his capture and imprisonment at Fort Moultrie, South Carolina. Osceola is probably the reason that the sports teams in Irwin County are now known as the Indians ([www.wikipedia.org/Ocilla Georgia](http://www.wikipedia.org/Ocilla_Georgia) pages 1-2).

The Ocilla Historic District consists of the downtown commercial area and contains nineteenth through early and mid-twentieth century commercial and residential areas. The District is significant in terms of architecture, landscape architecture, commerce, industry, transportation, and community development. While the Ocilla Historic District encompasses the central business district, many residences are within the district. The residential properties in the Ocilla Historic District date from 1870 through 1950. The structures in the district represent the major architectural styles and periods of the time. Included are examples of Greek Revival, Craftsman, Queen Anne, Neoclassical, Federal, Tudor and Ranch. Other examples include the Queen Anne Cottage, the Gabled Wing Cottage, the Central Hallway House, the Hall and Parlor house, the Bungalow, and the Shotgun house. These structures are quite typical in terms of scale, materials, design, and workmanship of buildings found in other Georgia towns of the same age. The residential buildings in the district are situated in a landscape of trees, shrubs, and grass, which derives from the late-nineteenth-century domestic landscaping practices. The tree-lined streets and well-kept public and private properties have

changed little from the early part of this century.

The commercial buildings represent the architecture of the early and mid-twentieth century. Most buildings are one-story brick structures that share common side walls, and feature store fronts and parapet walls on the façade. The commercial area also includes one large two-story commercial building that extends most of the length of one block. This structure features a pedimented entrance with decorative pilasters, second story windows topped with decorative semicircular arches with central keystones and a stepped parapet wall. This building housed the First National Bank of Ocilla. The bank printed \$1,027,670 dollars' worth of national currency including over \$5,000 rare red seal national bank notes. This national bank opened in 1907 and stopped printing money in 1935. The building has been restored and currently houses the Shoppes at Fourth and Cherry, a retail shop and café (www.Antiquemoney.com). There are also several early-twentieth century warehouses that have been converted to commercial use.

Transportation was important to the development of Ocilla. With a strategic location at the intersection of U.S. Highway 129 and State Route 32 the location of the town was determined by the intersection of two early roads and development followed no formal plan. The railroad was also a prominent factor in the development of Ocilla and Irwin County in the late 19th and early 20th century, with multiple railroads bearing the name of the town. A March 20, 1981 *Fitzgerald Herald-Leader* article said that at one time, fourteen passenger trains stopped in Ocilla each day. According to Frank Crouch, "The Seaboard passenger trains stopped two times a day," and there was also a railroad shop where trains would have gone for repair. There were at least four railroads that connected directly to Ocilla (www.wikipedia.org/Ocilla_Georgia pages 3-4).

The county's most famous incident occurred during the Civil War. Confederate president Jefferson Davis was captured a mile north of Irwinville by Union forces in 1865. The spot where he was surrounded is marked in Jefferson Davis Memorial Historic Site, a thirteen-acre park that features a museum, hiking trail, and picnic facilities (www.georgiaencyclopedia.org/irwin county, page 1). Ocilla also has an important place in the history of shape-note music. It is the site of the first documented shape-note singing convention in Georgia, the South Georgia Singing Convention founded in 1875 by William Jackson Royal. Ocilla is also the birthplace of Dave Prater of the famous soul-duo "Sam and Dave" in the 1960s. Ocilla is also the hometown of Amy Blackmarr, Georgia's Author of the Year in 2004 (www.wikipedia.org/Ocilla_Georgia page 5).

EXAMPLES OF HOME AND COMMERCIAL STYLES IN OCILLA



Bungalow Style



Vernacular Greek Gothic Style



Neoclassical Revival Style



Southern Tradition Parlor House



Italianate Style

Map of Ocilla Historic District



Department of Interior Design Standards

The Standards were developed by the U.S. Department of the Interior to promote responsible preservation practices that help protect irreplaceable historic resources. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* are designed to be applied to all historic resource types included in the National Register of Historic Places, buildings, sites, structures, districts, and objects.

The Historic Preservation Commission may consult the Standards for additional interpretation when reviewing COA applications.

The *Secretary of the Interior's Standards for Rehabilitation* are those that are used in reviewing Federal and State tax incentive projects. All historic preservation tax incentive projects must be done in accordance with the Standards for Rehabilitation. There are 10-Standards for Rehabilitation that address the rehabilitation of historic buildings.

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,

and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DESIGN STANDARDS FOR OCILLA HISTORIC DISTRICT

PART 1: GUIDELINES FOR SITE DESIGN

SETBACKS

1. MAINTAIN THE PATTERN AND ALIGNMENT OF BUILDINGS ESTABLISHED BY THE TRADITIONAL SET-BACKS FROM THE STREET.

ENTRANCE ORIENTATION

2. MAINTAIN THE TRADITIONAL DESIGN VOCABULARY USED FOR DEFINING BUILDING ENTRANCES.

PLANT BEDS AND PLANTINGS

3. LOCATE PLANTINGS IN TRADITIONAL AREAS OF THE SITE.

- * Along fences, walks, foundations, and at porch edges are good locations.

FENCES

4. MAINTAIN TRADITIONAL FENCE LINES WHERE THEY EXISTED.

- * Preserve historic fences in their original location.

PAVING

5. WHERE HISTORIC PAVING MATERIALS EXIST IN THE AREA, CONSIDER USING SIMILAR MATERIALS FOR NEW PAVING.

- * Preserve historic paving materials in their original location.

PARKING LOTS

6. PLAN PARKING LOTS TO BE SUB-DIVIDED INTO SMALL COMPONENTS SO THAT THE VISUAL IMPACT OF LARGE PAVED AREAS IS REDUCED.

- * Provide planting buffers at the edges of the parking lots.
- * Also include islands of planting in the interior of lots.
- * Side or rear locations are preferred for parking lots.

SIGNS

Signs should be subordinate to the architecture and overall character throughout the district. The types and sizes of signs allowed are defined in the zoning ordinance. These guidelines also apply:

7. NO MOVEABLE OR PORTABLE SIGNS ARE ALLOWED IN ANY LOCATION IN THE DISTRICT.

8. POSITION FLUSH-MOUNTED SIGNS SO THEY WILL FIT WITHIN ARCHITECTURAL FEATURES.

- * Locate flush signs so they do not extend beyond the outer edges of the building front.
- * Avoid obscuring ornament and detail.

9. LOCATE PROJECTING SIGNS ALONG THE FIRST FLOOR LEVEL OF THE FACADE.
 - * Positions near the building entrance are encouraged.
10. WHERE SEVERAL BUSINESSES SHARE A BUILDING, COORDINATE THE SIGNS.
 - * Align several smaller signs, or group them onto a single panel. Use similar forms or backgrounds for the signs, to visually tie them together.
11. LOCATE POLE MOUNTED SIGNS IN LANDSCAPED AREAS.
12. SIGN MATERIALS SHOULD BE COMPATIBLE WITH THE BUILDING MATERIALS.

PART 2:

GUIDELINES FOR THE REHABILITATION OF CONTRIBUTING STRUCTURES IN HISTORIC DISTRICTS

These guidelines, #13-26, apply to the rehabilitation of all contributing structures in the "Historic Districts" in addition to the site guidelines, #1-12.

ESTABLISHING A GENERAL APPROACH:

The primary objectives of a rehabilitation plan should be:

- * The preservation of all important or "character-defining" architectural materials and features of the building.

AND

- * Provision for a safe and efficient contemporary use.

DETERMINING THE CONTENTS OF A REHABILITATION PLAN:

A plan should contain strategies for these three types of work:

- * Protection and maintenance of historic features that survive in generally good condition.
- * Repair of historic materials and features that are deteriorated.
- * Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

A plan MAY also include strategies for:

- * Alterations to the exterior of the historic building.
- * Additions of new rooms or spaces to the exterior of the historic building.

General Preservation Policy:

Preservation of character-defining elements of historic buildings is a top priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation therefore should be used for restoration work whenever possible. Where original documentation is not available, interpretations of similar elements that occurred in the area may be considered.

DESIGN CHARACTER

13. RESPECT THE ORIGINAL DESIGN CHARACTER OF THE BUILDING.

- * Analyze the building to determine which elements are essential to its character.
- * Do not try to make it appear older (or younger) in style than it really is. The genuine heritage of the District should be expressed.

CHANGE IN USE

14. NEW USES THAT REQUIRE THE LEAST CHANGE TO EXISTING STRUCTURES ARE ENCOURAGED.

- * Every reasonable effort should be made to provide a **compatible use** for the building that will require minimal alteration to the building and its site.

*** REPAIRING ORIGINAL FEATURES**

15. AVOID REMOVING OR ALTERING ANY HISTORIC MATERIAL OR

SIGNIFICANT ARCHITECTURAL FEATURES.

- * Original materials and details that contribute to the historic significance of the structure are qualities that should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment.
- * Examples of historically significant architectural features are porches, window trim, and chimneys. Other significant elements may be the overall building form, its roof shape or material finish.

16. PROTECT AND MAINTAIN EXISTING SIGNIFICANT STYLISTIC ELEMENTS.

- * Protection includes the maintenance of historic material through treatments such as rust removal, caulking, and re-painting.

17. USE APPROVED PROCEDURES FOR CLEANING, REFINISHING, AND REPAIRING HISTORIC MATERIALS.

18. MINIMIZE INTERVENTION WITH HISTORIC ELEMENTS.

- * Deteriorated architectural features should be repaired rather than replaced, wherever possible.
- * Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods, whenever possible.

19. THE REPLACEMENT OF MISSING PORTIONS OF AN ELEMENT MAY BE INCLUDED IN REPAIR ACTIVITIES.

- * Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original.

20. WHEN DISASSEMBLY OF AN HISTORIC ELEMENT IS NECESSARY FOR ITS REHABILITATION, USE METHODS THAT MINIMIZE DAMAGE TO THE ORIGINAL MATERIALS.

- * Always devise methods of replacing the disassembled materials in their original configuration.

REPLACING ORIGINAL FEATURES

21. REPLACEMENT OF MISSING ARCHITECTURAL ELEMENTS SHOULD BE BASED ON ACCURATE DUPLICATIONS OF ORIGINAL FEATURES.

- * In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.
- * The design should be substantiated by physical and/or pictorial evidence.

22. USE MATERIALS SIMILAR TO THOSE EMPLOYED HISTORICALLY WHERE FEASIBLE.

- * If alternate materials must be used, they should match the original in appearance as closely as is possible.

23. WHERE RECONSTRUCTION OF AN ELEMENT IS IMPOSSIBLE BECASUE OF A LACK OF HISTORICAL EVIDENCE, THEN A NEW DESIGN THAT RELATES TO THE BUILDING IN GENERAL SIZE, SCALE AND MATERIAL MAY BE CONSIDERED.

- * Use design elements that reflect the building's style.

EXISTING ALTERATIONS

24. PRESERVE OLDER ALTERATIONS THAT HAVE ACHIEVED HISTORIC SIGNIFICANCE IN THEMSELVES.

- * Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

- *An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.

25. MORE RECENT ALTERATIONS THAT ARE NOT HISTORICALLY SIGNIFICANT MAY BE REMOVED.

SERVICE AREAS AND EQUIPMENT

26. SCREEN SERVICE EQUIPMENT AND TRASH CONTAINERS FROM PUBLIC VIEW.

- * The visual impact of mechanical and electrical equipment should be minimized.

NOTE:

- * If the rehabilitation project involves a commercial type of building, also see guidelines #27-31.
- * If the rehabilitation project involves a residential type building, also see guidelines #32-38.

PART 3:

SPECIAL GUIDELINES FOR COMMERCIAL TYPE BUILDINGS

These guidelines apply to the rehabilitation of commercial type structures in the "Historic Districts" in addition to the general guidelines, #1-26.

DISPLAY WINDOWS

27. MAINTAIN THE LARGE DISPLAY WINDOWS THAT ARE CHARACTERISTIC OF COMMERCIAL BUILDINGS.

- * The traditional "storefront" image should be preserved at the street level.
- * When replacing glass or restoring windows, maintain the original size and shape of the storefront opening.

SECOND STORY WINDOWS

28. PRESERVE THE ORIGINAL SIZE AND SHAPE OF UPPER STORY WINDOWS.

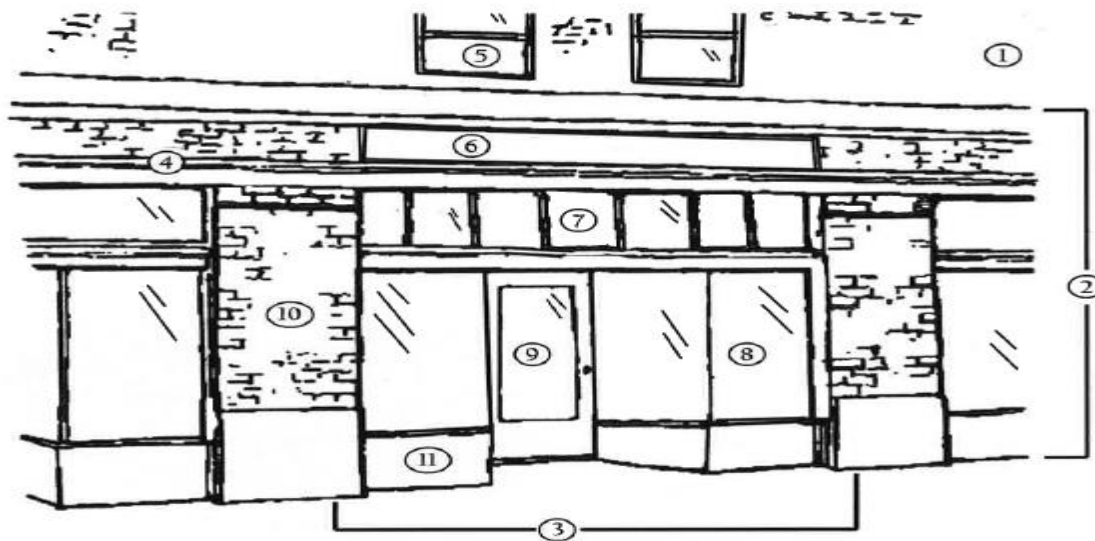
BUILDING ENTRANCES

29. MAINTAIN ORIGINAL RECESSED ENTRIES WHERE THEY EXIST. (SEE STOREFRONT COMPONENTS ON NEXT PAGE).

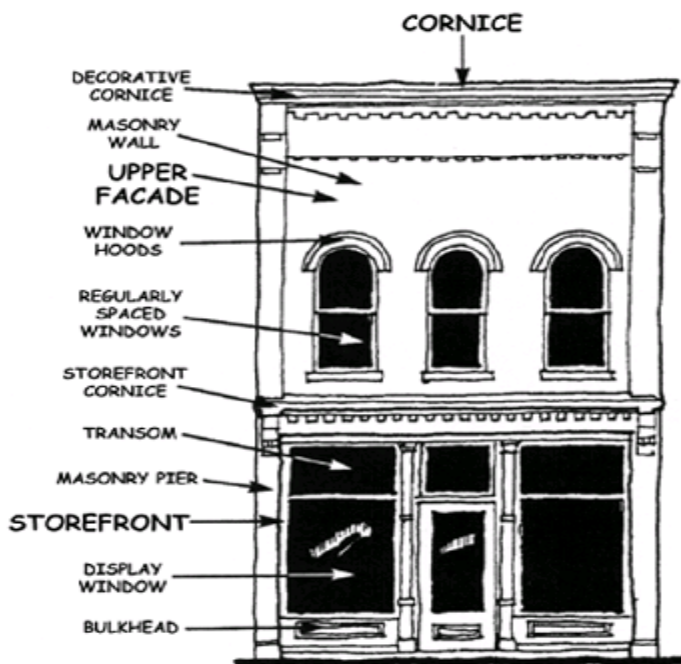
ROOFS

30. PRESERVE ORIGINAL ROOF FORMS WHERE THEY CONTRIBUTE TO THE HISTORIC CHARACTER OF THE BUILDING.

31. MAINTAIN ORIGINAL ROOF MATERIALS WHERE THEY ARE VISIBLE TO THE STREET



1. Upper Facade
2. Lower Facade
3. Storefront
4. Cornice
5. Upper-floor Window
6. Signboard
7. Transom
8. Display Window
9. Entrance
10. Pier
11. Bulkhead/Kickplate



TRADITIONAL
FACADE
COMPONENTS

PART 4:

SPECIAL GUIDELINES FOR RESIDENTIAL TYPE STRUCTURES

These guidelines apply to the rehabilitation of residential type structures in the "Historic Districts" in addition to the general guidelines, #1-26.

MATERIALS

32. MAINTAIN THE ORIGINAL FINISH.

TRIM AND ORNAMENT

33. MAINTAIN HISTORIC TRIM AND ORNAMENT.

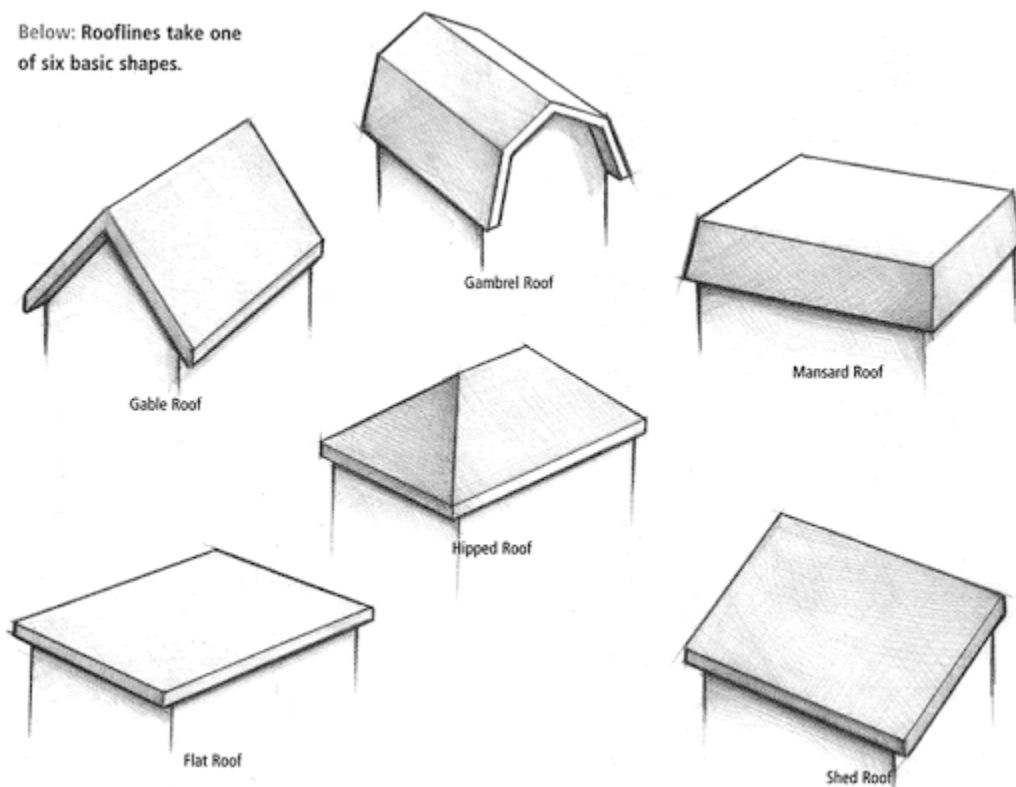
- * Preserve existing trim in place where it survives.
- * Where original trim is missing, replace missing elements with designs to match the original.
- * Use original proportions for trim designs.

ROOFS

34. PRESERVE ROOFS AT THEIR ORIGINAL PITCH.

35. PRESERVE THE CHARACTER OF ORIGINAL ROOFING MATERIALS.

Below: Rooflines take one of six basic shapes.



WINDOWS

36. MAINTAIN HISTORIC WINDOW PROPORTIONS.

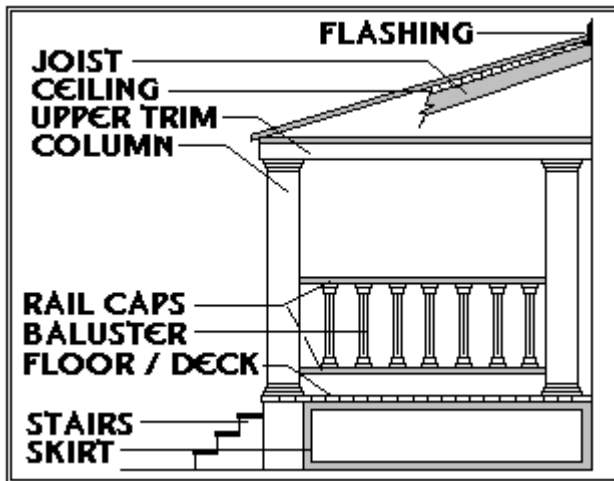
37. IF STORM WINDOWS ARE USED, THEY SHOULD NOT OBSCURE ORIGINAL WINDOW PROPORTIONS.



ENTRANCES

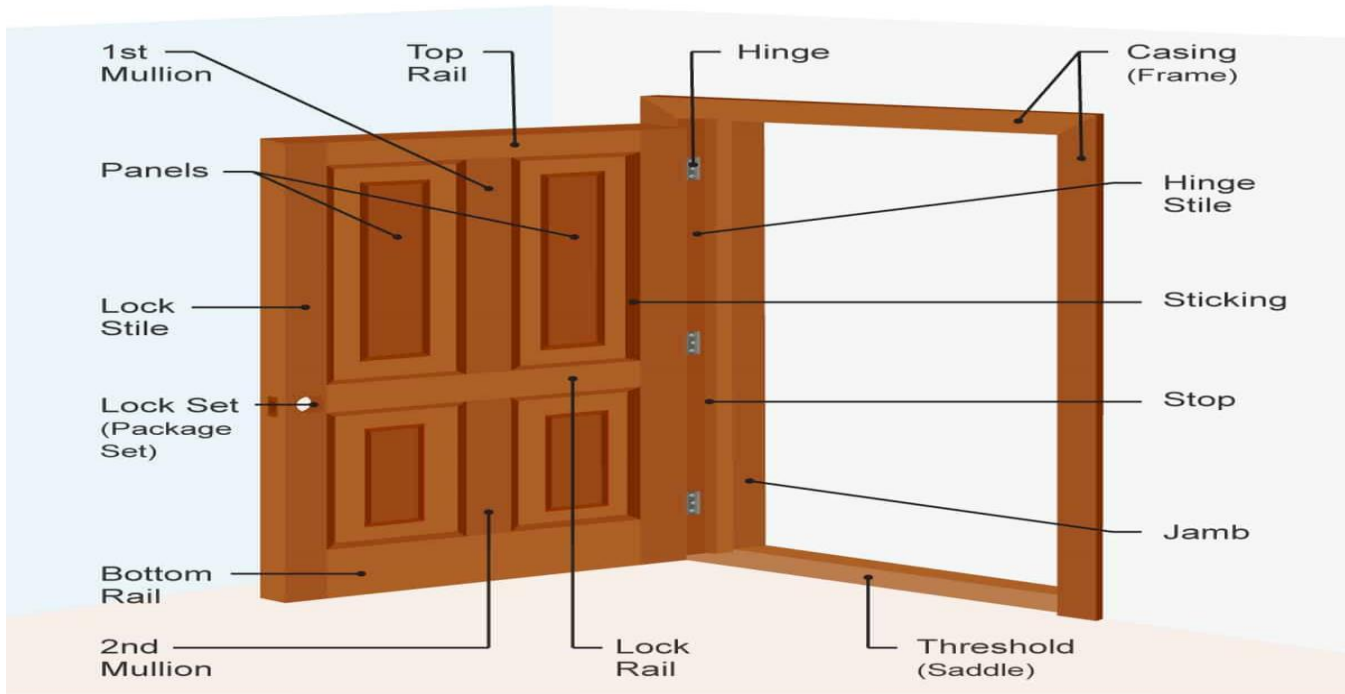
38. MAINTAIN THE HISTORIC CHARACTER OF THE BUILDING ENTRANCE.

- * Where porches exist, they should be preserved.
- * Where original doors contribute to the historic character, they should be preserved.



Anatomy of a Door

Door



PART 5:

GUIDELINES FOR NEW CONSTRUCTION IN HISTORIC DISTRICTS

In general, new buildings should be harmonious in form, material, siting, and scale with the established district character. In addition to the general site design guidelines #1-12, the following guidelines apply to all new construction in "Historic Districts." The design of your home will be instrumental in preserving the historical character of the area, so there are some specific features you will need to pay careful attention to. The following are some examples:

- **Setback:** The distance a home must be located inside the property lines.
- **Orientation:** This is the direction that the main entrance of a building faces. Most historical homes tend to face toward the street.
- **Scale:** This refers to the apparent size of a building in relation to the neighbors. Scale can also refer to the relation of the size of building elements like windows and doors.
- **Proportion:** The relationship of the dimensions of building elements.
- **Height:** Consider the height of walls, cornices, roof, chimneys, towers, and other defining design elements.
- **Rhythm:** The spacing and repetition of elements at the front of a building.
- **Massing:** A building's façade (the front design) including bays, porches, steps, and roof projections.
- **Materials:** This includes materials used for external visible elements such as walls, windows, sloping roofs, details, etc.

- **Roof shapes:** In a neighborhood of pent roofs, a flat roof will not keep with the existing character of the street.
- **Details and ornamentation:** Consider the elaborateness of details on existing buildings in the neighborhood to maintain consistency.
- **Landscape:** Plants, trees, retaining walls, driveways, etc. will help define the character of your home.

BUILDING ORIENTATION

39. ALIGN THE FACADE OF THE NEW BUILDING WITH THE ESTABLISHED SET-BACKS FOR THE AREA.

BUILDING FORM AND SCALE

40. NEW BUILDINGS SHOULD APPEAR SIMILAR IN MASS AND SCALE WITH HISTORIC STRUCTURES IN THE AREA.

- * Where new building facades will be wider than those found traditionally, subdivide the surface into portions similar in scale to historic facades by varying setbacks, roof forms, and materials.

41. USE BUILDING FORMS THAT MATCH THOSE USED HISTORICALLY.

42. USE ROOF FORMS THAT MATCH THOSE USED HISTORICALLY.

MATERIALS

43. USE BUILDING MATERIALS THAT ARE SIMILAR TO THOSE EMPLOYED HISTORICALLY FOR ALL MAJOR SURFACES.

- * Materials for roofs should be similar in appearance to those used historically.
- * New materials may be used if their appearances are similar to those of the historic building materials.
- * Use finishes similar to others in the district.

ENTRANCES

44. ORIENT THE MAIN ENTRANCE OF THE BUILDING IN A MANNER SIMILAR TO ESTABLISHED PATTERNS IN THE DISTRICT.

- * If porches are typical of the district, use similar elements to define entrances to new buildings.

WINDOWS

45. USE OF WINDOW SIZES AND PROPORTIONS SIMILAR TO HISTORIC DESIGNS IS ENCOURAGED.

NOTE: If the new construction includes an addition to an existing building, see also guidelines #41-46.

PART 6:

ADDITIONS TO "CONTRIBUTING" STRUCTURES

These guidelines apply for additions to contributing structures in the "Historic Districts" in addition to guidelines, #1-12, and #34-40.

RELATIONSHIP TO MAIN BUILDING

46. ADDITIONS TO EXISTING BUILDINGS SHOULD BE COMPATIBLE WITH THE SIZE, SCALE, COLOR, MATERIAL, AND CHARACTER OF THE MAIN BUILDING AND ITS ENVIRONMENT.

- * Additions include porches and bay windows, as well as entire wings or rooms.

ORIGINAL DESIGN CHARACTER

47. WHEREVER POSSIBLE, NEW ADDITIONS OR ALTERATIONS TO BUILDINGS SHOULD NOT OBSCURE OR CONFUSE THE ESSENTIAL FORM AND CHARACTER OF THE ORIGINAL BUILDING.

48. AVOID NEW ADDITIONS OR ALTERATIONS THAT WOULD HINDER THE ABILITY TO INTERPRET THE DESIGN CHARACTER OF THE HISTORIC PERIOD OF THE DISTRICT.

- * Alterations that seek to imply an earlier period than that of the building are inappropriate.
- * Alterations that seek to imply an inaccurate variation on the historic style are also inappropriate.

LOCATION

49. WHEN LOCATING ADDITIONS TO HISTORIC BUILDINGS, MAINTAIN THE PATTERN CREATED BY THE REPETITION OF BUILDING FRONTS IN THE AREA.

- * Site additions back from the building front so they will not alter the historic rhythm of building fronts.

50. LOCATE ADDITIONS SO THEY WILL NOT OBSCURE OR DAMAGE SIGNIFICANT ORNAMENT OR DETAIL.

- * Place additions to the side or rear.
- * Avoid impacts to special moldings, decorative windows, or dormers.

MATERIALS

51. USE MATERIALS THAT ARE COMPATIBLE WITH THE ORIGINAL BUILDING.

APPENDIX A. TAX INCENTIVES

- [Federal Tax Incentives](#) – Available are two types of incentives including a federal income tax credit equal to 20 percent of the project's Qualified Rehabilitation Expenditures, or a charitable contribution deduction taken in the form of a conservation easement.
- [State Tax Incentives](#) – Available are two types of incentives, including a state income tax credit equal to 25 percent of the project's Qualified Rehabilitation Expenditures and a property tax freeze for 8 and a half years.
- (Source: <https://georgiashpo.org/tax-grants>)
- The Georgia State Income Tax Credit Program for Rehabilitated Historic Property allows eligible participants to apply for a state income tax credit equaling 25 percent of qualifying rehabilitation expenses capped at \$100,000 for a personal residence, and \$300,000, \$5 million or \$10 million for all other properties. See <https://georgiashpo.org/tax-statecredit> for more information and application procedures.

**APPENDIX B. OCILLA CERTIFICATE OF APPROPRIATENESS APPLICATION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

City of Ocilla Historic Preservation Commission Application Number_____

1. Name of Applicant_____ You or your representative must be present at the Preservation Commission Meeting.

Address_____Telephone_____

2. Relationship of the Applicant to the Property:

Owner ()

Architect ()

Contractor ()

Other () please specify_____

3. Address of Property_____

4. Present Zoning of Property_____

5. Nature of Proposed Work:

() Structural Change

() Moving a Building

() Demolition

() New Construction

() Landscaping

() Signage

() Other

6. Reason for Proposed Work_____

7. Description of Proposed Work (attach additional sheets if necessary)_____

Note: Please attach detailed drawings and/or photographs for review. This would include site plan and elevations delineating proposed action. This application must be filed with the Historic Preservation Commission at least 15 business days prior to the next meeting of the Commission. The regular meeting of the Commission is the _____ of the month at _____ p.m., unless otherwise noted.

Please refer to The Secretary of the Interior's Standards for Rehabilitation. (You will find a condensed version of these Standards on the back of this application. A more detailed version is available.) All applicable items of the proposed project will follow these Standards. Incomplete applications will not be considered by the Preservation Commission.

Signature of Applicant

Date

To be completed by STAFF ONLY

HPC Hearing Date:_____ City Council Hearing Date_____

APPROVAL

DENIAL

Conditions:_____

Chairman's Signature

Date

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.