



Acworth Historic Preservation Commission

The Acworth Historic Preservation Commission is a group of seven volunteers appointed by the Mayor and Board of Aldermen to carry out the Historic Preservation Ordinance.

The goals of the Ordinance are to:

- ★ Foster civic pride in the beauty and accomplishments of the past as represented in the Acworth Landmarks and Historic Districts.
- ★ Preserve, promote, and maintain City of Acworth's historic resources.
- ★ Protect and enhance Acworth's attractiveness to residents, visitors and prospective homebuyers.
- ★ Maintain and improve property values in the City.
- ★ Protect, preserve and enhance Acworth's aesthetic appearance and character.
- ★ Encourage the designation of Landmark and Historic District status upon structures, buildings, objects and sites on a local, state and national level.
- ★ Educate the general public as to the significance of historic preservation.

Acworth Historic Preservation Commission

City of Acworth
4415 Senator Russell Avenue
Acworth, Georgia 30101
Phone: 770.974.3112
www.acworth.org



Acworth Historic Preservation Commission



Landmark/District Benefits And Procedures

Preserving, Promoting
and Enhancing the
Heritage of Acworth



What are the benefits of having a property or site designated as a historic landmark?

★ Eligibility for Preferential Property Tax Assessment

When coupled with state or national register status, historic property owners can apply for preferential property tax assessment through the Cobb County Board of Tax Assessors office. For information call 770.528.3100 or visit www.cobbassessor.org. Reference “Landmark Historic property Tax Abatement Program.”

★ Eligibility for Rehabilitation Income Tax Credits and Tax Freeze Programs

Owners of certified historic structures can take advantage of federal and state income Tax credits, and an eight and a half year property tax freeze, if rehabilitation is done in accordance with the National Park Service and Department of Natural Resource’s Standards for Rehabilitation. Please contact the Tax Coordinator at the Historic Preservation Division of DNR for more information, or visit their website at www.gashpo.org

★ Protection of Property Investment

For most people, it is very important to protect the investment they have in their home and property as well as to protect their quality of life. This often means ensuring that the neighborhood or surrounding area is protected from inappropriate or negative changes. This is becoming the most important incentive for people to have their property or their neighborhood designated by their local government as a historic building or historic district. Design guidelines and review procedures help to maintain the appearance, setting, and value of their property. Local government preservation programs established by local ordinances can provide that type of “property investment protection.”

★ Eligibility for Plaques

Properties designated as Landmark properties or Sites are eligible to display official plaques in recognition of their historic status. These plaques are available to order, for a fee, through the Acworth Historic Preservation Commission.

★ Recognition and Prestige

For many people, the single best incentive for preserving a historic property or for participating in a historic preservation program is the knowledge and self-satisfaction that they are helping preserve and protect an important and irreplaceable part of their community history. Present and future generations will honor them for their contribution because their efforts will ensure that countless people will enjoy that heritage for years to come.

★ Higher Resale Value

An important incentive for some owners is the added value that historic designation generally adds to the resale value of their property. The marketplace favors historic properties; buyers seek them out. Studies done in several cities and states have documented the greater increase in value of designated historic buildings, especially within local historic districts, when compared to similar non-historic properties.

★ Preservation Stimulates Economic Revitalization and Private Investment, Increasing Tax Revenues

Historic preservation has a positive economic impact on the community by returning vacant or under-utilized building spaces to use, stimulating investment in existing properties, attracting new business, adding jobs, attracting new residents and increasing local tax revenue. Historic preservation in general, stimulates pride and enthusiasm for the community by its residents and business people.

★ Rehabilitation/Restoration Costs

Rehabilitation and restoration generally are less expensive, have more community benefits and make fewer demands on city services and transportation infrastructure than new construction. Numerous studies on the economic benefits of historic preservation are available through the National Trust for Historic Preservation. www.nationaltrust.org

Questions?

If my property is designated an Acworth Landmark and I want to make changes, what is required?

No owner or person in charge of a historic landmark may reconstruct, alter or demolish all or any part of the exterior of the building or site without first filing a Certificate of Appropriateness with the Acworth Historic Preservation Commission and gaining approval and technical guidance.

Does Landmark designation require a Certificate of Appropriateness if only interior changes are planned?

Not unless it changes the historic character of the building exterior.

Does Landmark designation prevent or require property owners from performing ordinary maintenance tasks or painting their buildings?

No, not unless it changes the historic character of the building exterior.

Does Landmark designation require improvements or restoration of a building?

No, however, assistance and advice in appropriate methods are offered by the Acworth Historic Preservation Commission.

How would Landmark designation affect either the sale or purchase of a structure or site?

Designation is recorded with the county and is transferred to subsequent owners. Designation places restrictions on changes which are inappropriate to the historic integrity and threaten historic value. Several decades of historic preservation efforts throughout the United States and other countries exemplify the economic value of retaining our historic structures and sites.

How does a site receive Landmark designation?

Anyone interested in having a site Landmarked must complete an application available at the City. The Acworth Historic Preservation Commission will then hold a hearing and forward a recommendation to the Mayor and Board of Aldermen.