

State Stewardship Standards

STANDARD 1

Each State agency **establishes and maintains a historic preservation program** that is coordinated by a qualified Preservation Officer and is consistent with and seeks to advance the purposes of the Act. The head of each State agency is responsible for the preservation of historic properties owned by the agency.

- ◆ An **Agency Preservation Officer** is responsible for coordinating an agency's preservation program. A Preservation Officer may have other agency duties.
- ◆ The agency head may also appoint **qualified regional preservation officials**.
- ◆ An agency historic preservation program must be established in **consultation with the Director of the Historic preservation Division**.
- ◆ The **identification, evaluation, and preservation** of historic properties must be the fundamental goal of any state agency preservation program.
- ◆ The agency historic preservation program should be fully **integrated into** both the general and specific **operating procedures** of the agency.
- ◆ The agency has an affirmative responsibility to **manage and maintain properties** in a manner that takes into account the property's historic significance.
- ◆ The preservation program should interact with the agency's budgetary and financial management systems to ensure that historic preservation issues are considered **before budgetary decisions** are made that foreclose historic preservation options.

STANDARD 2

An agency provides for the **timely identification and evaluation of historic properties** under agency jurisdiction or control and/or subject to effect by agency actions.

- ◆ Identification and evaluation of historic properties are **critical steps in their long-term management**, as well as in project-specific planning by state agencies.
- ◆ Where an agency is planning an action that could affect historic properties directly or indirectly, identification and evaluation should take place at the **earliest possible stage of planning**, and be coordinated with any other environmental review. Identification and evaluation efforts must be carried out **in consultation with** SHPOs, local governments, Indian tribes, and the interested public as appropriate.
- ◆ Agency efforts to identify and evaluate historic properties should include **early consultation with the Director** to ensure that such efforts benefit from and build upon any relevant data already included in the State's inventory.
- ◆ Identification and evaluation of historic properties must be conducted by **professionally qualified individuals**.
- ◆ Identification of historic properties is an **ongoing process**. As time passes, events occur, or scholarly and public thinking about historical significance changes. Therefore, even when an area has been completely surveyed for historic properties it may require re-investigation if many years have passed since the survey was completed.

STANDARD 3

An agency **nominates historic properties** under the agency's jurisdiction to the Georgia Register of Historic Places.

- ◆ Placement on the Georgia Register **may help justify budgeting funds** for preservation or management of a historic property. Further, development of Georgia Register-level documentation provides **information** on the property that will assist the agency in its subsequent property management decisions.
- ◆ An agency that regularly **transfers property out of state ownership** may find it useful to nominate properties to be transferred in those cases where placement on the Georgia Register may make preservation more likely once a property is no longer under state management.
- ◆ Beyond serving the agency's own internal management needs, the Georgia Register is the **state's formal repository of information** on historic properties.

STANDARD 4

An agency gives **historic properties full consideration** when planning or considering approval of any action that might affect such properties.

- ◆ Each state agency has an **affirmative responsibility** under the act to **consider its activities' effects** on our state's historic properties.
- ◆ Full consideration of historic properties includes **assessment of the widest range of preservation alternatives** early in program or project planning, coordinated to the extent feasible with other kinds of required planning and environmental review.
- ◆ Full consideration of historic properties includes **consideration of all kinds of effects** on those properties: direct effects, indirect or secondary effects, and cumulative effects. Effects may be visual, audible, or atmospheric.
- ◆ An agency's procedures should provide for **consultation** (specifically including consultation with the Director of the Historic Preservation Division, Native American groups, where appropriate, and other affected parties) **to determine appropriate treatment or mitigation**.
- ◆ Agency procedures should guard against "**anticipatory demolition**" of a historic property by applicants for state assistance or license.

National Historic Landmarks

- ◆ National Historic Landmarks (NHL) are designated by the Secretary of the Interior to identify historic sites which "**possess exceptional value** in illustrating the history of the United States."
- ◆ State agencies must exercise a **higher standard of care** when considering undertakings that may adversely affect NHLs. The law requires that agencies, "to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to such landmark." An agency should consider **all prudent and feasible alternatives** to avoid an adverse effect on an NHL.

STANDARD 5

An agency **consults** with knowledgeable and concerned parties outside the agency about its historic preservation related activities.

- ◆ Consultation means the process of **seeking, discussing, and considering the views of others**, and, where feasible, seeking agreement with them on how historic properties should be identified, considered, and managed.
- ◆ Consultation should be undertaken **early in the planning stage** of any state action that might affect historic properties.
- ◆ Consultation should include **broad efforts** to maintain **ongoing communication** with all those public and private entities that are interested in or affected by the agency's activities and should not be limited to the consideration of specific projects.
- ◆ An agency's preservation-related activities should be carried out in **consultation with** Federal, State, and local agencies, Indian tribes, and the private sector. The Director can assist in identifying other parties with interests, as well as sources of information.
- ◆ **Information** on the location, character, or ownership of a historic resource can be **withheld** where such disclosure may cause a significant invasion of privacy, or risk harm to the historic resource.

STANDARD 6

An agency **manages and maintains** historic properties under its jurisdiction or control in a **manner that considers** the preservation of their historic, architectural, archeological, and cultural values.

- ◆ To the extent feasible, as part of its property management program, the agency should endeavor to **retain** historic buildings and structures **in their traditional uses** and to maintain significant archeological sites and landscapes in their **undisturbed condition**.
- ◆ Where it is no longer feasible to continue the traditional use of a historic structure, the agency should consider an **adaptive use that is compatible** with the historic property. The agency should consider as wide a range of adaptive use options as is feasible given its own management needs, cost factors, and the needs of preservation.
- ◆ Where modification of a historic property is required to allow it to meet contemporary needs and requirements, the agency should ensure that The **Georgia Standards for the Treatment of Historic Properties** and its accompanying guidelines are followed. All archeological work should be undertaken in consultation with the Director. Agencies are also responsible for ensuring that prehistoric and historic remains are deposited in repositories capable of providing adequate long-term **curatorial services**.
- ◆ The **relative cost** of various management strategies for a historic structure, ranging from full restoration, to rehabilitation and adaptive use to demolition and replacement with a modern building, should be **carefully and objectively considered**.
- ◆ Where it is not feasible to maintain a historic property, or to rehabilitate it for contemporary use, the agency may elect to modify or demolish it. However, the **decision** to act or not act to preserve and maintain historic properties **should be an explicit one**, reached following appropriate consultation with the Director and in relation to other management needs.
- ◆ Where the agency determines in accordance with consultation with the Director that maintaining or rehabilitating a historic property for contemporary use in accordance with the Georgia Standards is not feasible, the agency must provide for **appropriate recording** of the historic property before it is altered, allowed to deteriorate, or demolished.

STANDARD 7

An agency gives priority to the use of historic properties in carrying out agency missions.

- ◆ For the most part, use of historic properties involves the integration of those properties into the activities directly associated with the agency's mission. However, the agency should also be open to the possibility of **other uses**.
- ◆ An agency with historic properties under its jurisdiction and control should **maintain an inventory** of those properties that notes the current use and condition of each property. The agency should provide for regular inspection of the properties and an adequate budget for their **appropriate maintenance**.
- ◆ An agency that requires the use of non-state property is required to give **priority to the use of historic properties**.
- ◆ An agency should consider **leases, exchanges, and management agreements** with other parties as means of providing for the continuing or adaptive use of historic properties.
- ◆ **Surplus properties** that are listed in or have been formally determined eligible for the Georgia Register can be transferred to State, tribal, and local governments for historic preservation purposes.
- ◆ The use of historic properties is not mandated where it can be demonstrated to be economically infeasible, or where historic properties will not serve the agency's requirements. The agency's responsibility is to **balance the needs of the agency mission, the public interest in protecting historic properties**, the costs of preservation, and other relevant public interest factors in making such decisions.