

**Marietta
Historic Preservation
Commission**

Alan Levine, Ward 1

*David Freedman, Ward 2
(Chairman)*

Marion Savic Ward 3

Ray Worden, Ward 4

Renee Severson, Ward 5

Rebecca Nash Paden, Ward 6

Martin Kendall, Ward 7



**Frequently Asked
Questions**

about

Historic Districts

established
under the

**Marietta
Historic
Preservation
Ordinance
(7-8-9)**



City of Marietta
Department of Development Services
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This brochure is intended to provide information to residents and owners of properties regarding the procedures and regulations for locally designated historic districts.

1. What is the difference between a local historic district and a National Register historic district?

Local historic districts are geographic areas established by a local government and are usually governed by regulations regarding the demolition or exterior alteration of structures within the district. National Register historic districts are geographic areas recognized by the federal government as areas worthy of preservation, but do not carry the rules or regulations typically adopted by local governments.

2. What is a Certificate of Appropriateness (CoA)?

A certificate of appropriateness is a document issued by the Marietta Historic Preservation Commission (HPC), and in some cases the Marietta City Council, approving a proposal to make a material change in the appearance of a structure, site, or work of art located within the historic district.

3. What improvements to my home would require a CoA?

- The demolition of a historic home;
- The construction of a new building or accessory building; the addition or changes to existing fences, steps, sidewalks, streets and paving subject to view from the public street or walk;
- The construction of a new fence, steps, sidewalks, streets and paving subject to view from a public street or walk;

- The reconstruction or alteration of the size, shape, or façade of a historic property seen from a public view or walk (including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements; the painting of exterior unpainted surfaces subject to view from a public street or walk.

4. What type of changes are exempt from requiring CoAs?

- The repainting of previously painted surfaces (including a change in paint color)
- New roofs which are not visible from the public right of way and do not change the character of the roof.
- Roof repair where the color is the same as the roof it replaced, or gray or black or white.
- HVAC replacement; window units are not exempt
- Gutters
- Awning replacement of the same scale and location
- Housekeeping repair or replacement due to normal wear
- The replacement of historic windows (nonhistoric windows would be exempt)

5. Can the HPC tell me what color I can paint my house?

No. The ordinance does not regulate paint color.

6. How do I apply for a CoA?

A completed application plus any supplemental backup information (building plans, digital renderings, photos of similar projects) should be submitted to the Department of Development Services prior to the HPC meeting at which you would like your item heard.

7. Is there a fee associated with the CoA?

No.

8. How long does it take to get a CoA?

The HPC holds a meeting once a month. Unless the proposal is for demolition of a historic home, applicants can expect the HPC to review their application within a month.

9. What should I expect from a CoA hearing?

The property owner/applicant will be expected to give a short presentation or explanation of the proposed work. No applications will be considered when the applicant does not appear.

10. What happens after I get my approved CoA?

After you have received your approved CoA, you would need to apply for a building permit to proceed with the project. A building permit will not be issued without an approved CoA. The phone number for questions regarding building permits is 770-794-5659.

11. How long does a CoA stay valid?

Three years, but may be renewed.

12. How do I appeal a decision made by the HPC?

Any person affected by a ruling made by the HPC may appeal to City Council within 30 days.

13. Will these requirements change if I sell my house?

No. These regulations are tied to the property, not the owner.

14. What is the difference between the design guidelines and the ordinance for historic districts?

The design guidelines are suggestions and recommendations of common practices. Items specified under the ordinance are requirements mandated by City Code.



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