



## HISTORIC PRESERVATION TOOLKIT

IACC Conference | Wenatchee | 20 October 2016

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## WHY PROTECT YOUR COMMUNITY'S HISTORIC RESOURCES?




- Retains a sense of place
- Historic Preservation makes economic sense
- Makes use of existing resources
- Reflects a community's unique heritage
- Tourism



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## OVERVIEW OF PROGRAMS AND PARTNERSHIPS

- Certified Local Government (CLG)
- Main Street Program
- Financial Incentives
- Many more...
  - WA Commerce
  - WSDOT
  - USDA
  - PAW
  - IACC








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## NATIONAL PARK SERVICE

- Historic Preservation Act of 1966
- Administers the Historic Preservation Fund
- Manages the National Register of Historic Places
- Set Policy and Issue Technical Guidance
- **Manages the Investment Tax Credit Program**



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## NATIONAL REGISTER OF HISTORIC PLACES



- **Honorary Designation**
- No Regulations Associated with Listing
- Little to No Protection
- Section 106



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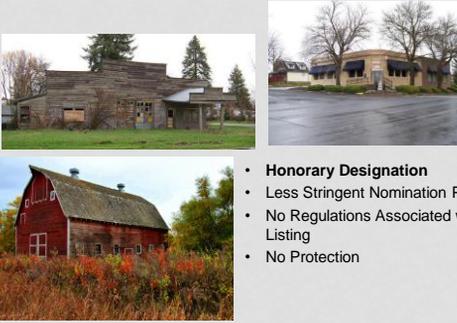
### STATE HISTORIC PRESERVATION OFFICE



- Set up by the 1966 Historic Preservation Act
- State Historic Preservation Officer
- Funded partly through the Historic Preservation Fund
- Washington State Advisory Council on Historic Preservation
- Administers Washington Heritage Register
- Keeper of the State's Inventory Records
- Plays a role in Section 106 Reviews
- **Technical Assistance**
- **Reviews Tax Credit Applications**

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### WASHINGTON HERITAGE REGISTER



- **Honorary Designation**
- Less Stringent Nomination Process
- No Regulations Associated with Listing
- No Protection

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### LOCAL HISTORIC PRESERVATION PROGRAMS

- Local Historic Preservation Ordinance
- Historic Preservation Commission
- **Certified Local Government (CLG)**
- Local Register of Historic Places – both individual and district listings
- Regulatory power
- Ability to truly protect historic resources
- Incentives are administered at the local level



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### LOCAL REGISTER OF HISTORIC PLACES

- Only properties that are truly protected
- Owner Consent vs. No Owner Consent
- Allows for Design Review of Changes to Locally Designated Properties
  - Prevent Insensitive Change
  - Protection of Individual Landmarks
  - District Protection
- Ability to Deny or Delay Demolition



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### THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

- Created in an amendment to the National Historic Preservation Act in 1980
- Vehicle by which local governments can enter into **partnership** with NPS and DAHP
- Certifies that your local program meets state and federal requirements for administering a historic preservation program.
  - Historic Preservation Commission
  - Historic Preservation Ordinance
  - Regular Commission Meetings that comply with the Open Public Meetings Act
- Participate in the National Register review process

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### WHY BECOME A CERTIFIED LOCAL GOVERNMENT?

- Locally designated properties become eligible for **Special Tax Valuation**
- Your community becomes a partner in the national/state historic preservation program
- Access to technical assistance by the **Department of Archaeology and Historic Preservation**
- **Small grant funds** available through the Historic Preservation Fund only for CLGs
- Participation in the nomination of local properties to the **National Register of Historic Places** (think Heritage Tourism)

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**Federal Investment Tax Credit**  
Dantscher Building Dayton

before after

Rehab Certified: 2007  
Project Cost: \$459k

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**Federal Investment Tax Credit**  
Elks Building Port Townsend

Before Rehabilitation  
Note: boarded up storefront

After Rehabilitation

Rehab Certified: 1996  
Project Cost: \$800k

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After Rehabilitation

Historic Photo

After Rehabilitation

Rehab Certified: 2002  
Project Cost: \$232k

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**Federal Investment Tax Credit**  
Busby Building Ellensburg

Historic Photo

After Rehabilitation

Rehab Certified: 2002  
Project Cost: \$232k

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**Federal Investment Tax Credit**  
American Legion Building Olympia

Rehab Certified: 2004  
Project Cost: \$1.3 million

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**Federal Investment Tax Credit**  
U.S. Post Office Pullman

Before Rehabilitation

After Rehabilitation

Rehab Certified: 2005  
Project Cost: \$340k

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**Washington State  
MAIN STREET  
PROGRAM**

**Breanne Durham**  
Main Street Coordinator  
WA TRUST FOR HISTORIC PRESERVATION




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**MAIN STREET IS FOR PEOPLE**  
WHY DOWNTOWNS ARE IMPORTANT



- Commercial districts are reflections of a community – heritage
- Sense of place
- Tourist attraction – “unique” user experience
- Human scale and proportion
- Employment, Business, and Civic Centers
- The Original “Green”
- Denser infrastructure is pedestrian friendly – Historic core

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**MAIN STREET IS FOR PEOPLE**  
WHY DOWNTOWNS ARE IMPORTANT

- Significant portion of tax base
- Convenience for residents and other visitors – Shopping and Service Centers
- Independent businesses
- Public and Private Investment
- Free advertising – storefront displays
- 4 Points:
  - Organization
  - Promotion
  - Design
  - Economic Restructuring



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**The Main Street Approach®**

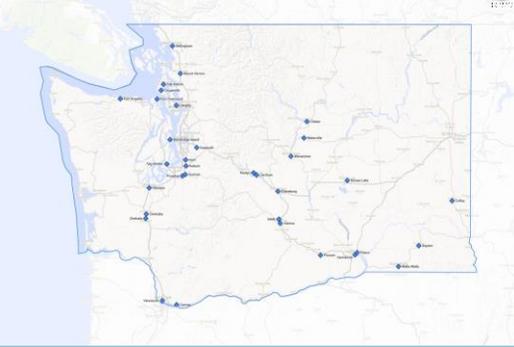


DESIGN	DEVELOPING SPACE
ORGANIZATION	DEVELOPING PARTNERS
PROMOTION	DEVELOPING MARKETS
ECONOMIC VITALITY	DEVELOPING BUSINESSES



WASHINGTON MAIN STREET

**34 DESIGNATED COMMUNITIES**




WASHINGTON MAIN STREET

Washington Main Street Communities

**IMPACT**

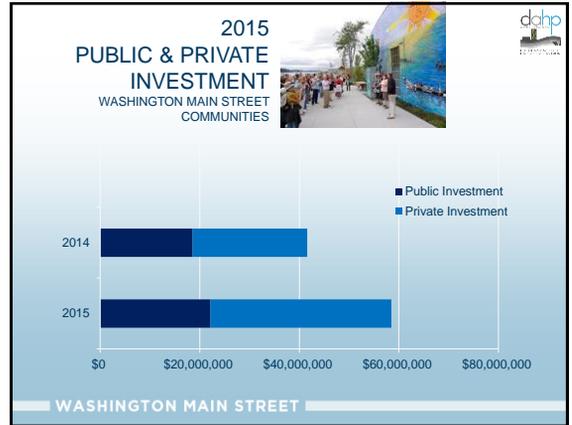
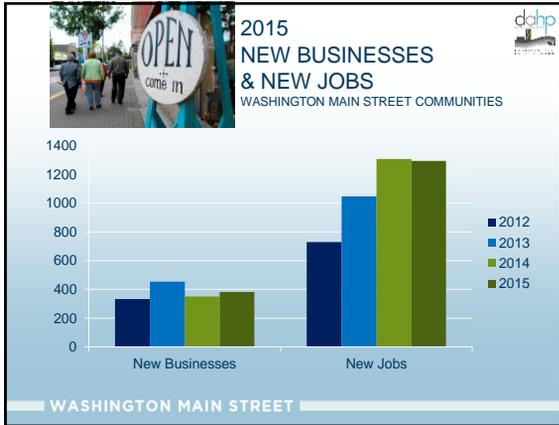
(2015 statistics, based on data gathered from 32 designated programs by 1/8/16)

**381 NEW BUSINESSES**    **1,293 NEW JOBS**

**\$36,322,116**    **\$22,140,531**  
in private investment    in public investment  
(storefront & building rehabilitation; lighting; signage; interior work)    (streetscape improvements, lighting, infrastructure, public buildings)



WASHINGTON MAIN STREET



- The business gets a tax credit for 75% of their donation the following year.
- The business may be eligible for a deduction on their Federal taxes in the year the donation is made.
- Eligible community organizations can receive donations totaling up to \$133,333.33 per calendar year.
- Businesses can donate up to \$250,000.
- The program for the entire state is capped at \$1.5 million.

**14 BUILDING REHABILITATIONS**

**\$751,000**  
IN PRIVATE INVESTMENT

**\$105,000**  
IN PUBLIC INVESTMENT

**5 BUILDING REHABS**

**9 NEW BUSINESSES**

**15 NEW JOBS**

**2000+ VOLUNTEER HOURS**

**Over the last 5 years**

**NET GAIN OF 29 BUSINESSES**

**\$5,500,000**  
IN PRIVATE INVESTMENT

**18,000**  
VOLUNTEER HOURS

**<5% VACANCY RATE**



## SAVE THE DATE



**RevitalizeWA**  
Statewide preservation & downtown revitalization conference

**APRIL 23-26, 2017**

**DOWNTOWN ELLENSBURG**

WASHINGTON MAIN STREET





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WASHINGTON MAIN STREET

## CONCLUSIONS

**HISTORIC PRESERVATION IS A POWERFUL ECONOMIC DEVELOPMENT TOOL.**

**HISTORIC PRESERVATION FOCUSES ON IDENTIFYING A COMMUNITY'S CULTURAL ASSETS AND KEEPS LOCAL DOLLARS AND JOBS LOCAL THROUGH THE USE OF PUBLIC/PRIVATE PARTNERSHIPS AND FINANCIAL INCENTIVES.**

**HISTORIC PRESERVATION IS PROGRESSIVE.**

## THANKS FOR COMING!



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